

Department of City Development

City Plan Commission Redevelopment Authority of the City of Milwaukee Neighborhood Improvement Development Corporation Rocky Marcoux Commissioner rmarco@milwaukee.gov

Martha L. Brown Deputy Commissioner mbrown@milwaukee gov

September 22, 2014

Environmental Management Support, Inc. Attn: Abe Parker 8601 Georgia Avenue #500 Silver Spring, MD 20910

Dear Mr. Parker:

Re: RACM's Application for U.S. EPA Brownfields Area-Wide Planning Grant – Harbor District, Milwaukee, Wisconsin

The following provides information regarding RACM's grant application:

- Applicant Identification: Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, Wisconsin 53202
- Applicant DUNS Number: 071914712
- Funding Requested: \$200,000
- Location and Description: City of Milwaukee, County of Milwaukee, Wisconsin. The name of the project area is the Harbor District. According to the 2010 Census data, the population of the Harbor District project area is approximately 1,811, and the population of the City of Milwaukee is 594,833.
- Project Director: David Misky, 809 North Broadway, Milwaukee, WI 53202; telephone: 414-286-8682; facsimile 414-286-0395; dmisky@milwaukee.gov
- Highest Ranking Elected Official: Mayor Tom Barrett, 200 East Wells Street, Milwaukee, WI 53202; telephone 414-286-2200; facsimile 414-286-3191; mayor@milwaukee.gov
- Date Submitted: September 22, 2014
- Project Period: Two years
- Project Summary: To promote area-wide planning for revitalization of the Greenfield Avenue Sub-District (BF AWP Area) (that is a part of the area of Milwaukee known as the Harbor District). The BF AWP Area is the most critical catalytic portion of the Harbor District of Milwaukee. The catalytic



Brownfields Site is the Wagon Works site, which was formerly used as a wagon yard. The 187-acre BF AWP Area is bounded at the east end by the University of Wisconsin-Milwaukee's new \$53 million School of Freshwater Sciences. At the west end is the 1,200,000-square foot headquarters of Rockwell Automation, a global leader in advanced manufacturing and water controls. The few-block stretch between these two anchors includes 66 acres of vacant or soon-to-be vacant Brownfields parcels. The Harbor District and areawide planning area are surrounded by some of our state's highest-density, lowest-income. and predominantly most minority neighborhoods. Manufacturing uses are consistent with our Investing in Manufacturing Communities Partnership (IMCP) designation. However, the manufacturing and institutional uses that are so vital to the nearby neighborhoods are unattainable within the area-wide planning area without vision and intervention. The BF AWP is our community's opportunity to make sure that these sites achieve better outcomes.

Thank you for your consideration. We look forward to continuing our partnership with EPA and turning this area into something the City of Milwaukee can be proud of once again.

Sincerely,

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

David P. Misky

Assistant Executive Director – Secretary

### BROWNFIELDS AREA-WIDE PLANNING GRANT THE HARBOR DISTRICT, MILWAUKEE, WI

Milwaukee's Harbor District has been at the epicenter of commercial and social activity in this region for centuries – first as a rice marsh and estuary rich in fish and game, later as a sheltered port for Great Lakes shipping. The hundred years beginning in 1850 marked a period of aggressive alteration of the physical space, extractive uses, and disregard for environmental impacts. Beginning in the late 1950s, the area entered a steady decline, as rail traffic shifted to Chicago, Lake Freighters were retired, and industry moved elsewhere. The estuary itself is now a U.S. EPA Area of Concern (AOC), and out of the 1,000-acre Harbor District, one hundred acres of large Brownfield parcels are either vacant or in marginal use, with countless smaller parcels also underutilized.

Spurred in part by four years of studio classes at the University of Milwaukee School of Architecture that focused on high-value, sustainable reuse of Harbor District sites, our community has come to recognize an amazing opportunity in these large waterfront sites in the middle of the city. At the same time, Milwaukee has been building an economic and cultural strategy as a leader in freshwater – the Water City – leveraging its Lake Michigan location and its long history of leadership in water technologies and green infrastructure. The Harbor District offers a place for the city to showcase its leadership: to create a model for how freshwater cities and communities relate to their waterways in the 21<sup>st</sup> century.

Building on successful strategies pioneered in Milwaukee's Menomonee Valley industrial district, the private and public sectors have again come together to revitalize a significant part of the City. The Redevelopment Authority of the City of Milwaukee (RACM) is working with two community partners – the newly created Harbor District, Inc. (HDI) and the Sixteenth Street Community Health Center (SSCHC) – to launch a land use planning process for the Harbor District. The planning process, to begin this winter, will provide market analysis and land use recommendations, reconcile conflicts in prior plans, and address road and freight connectivity concerns for this entire industrial area.

Within the Harbor District, one cluster of properties stand out as having unique planning issues, greater environmental challenges, and perhaps the greatest redevelopment potential of the district: the East Greenfield Avenue Sub-District. These 187 acres comprise our project area for the BF AWP. At the east end of the project area is the University of Wisconsin-Milwaukee's new \$53 million School of Freshwater Sciences (UWM SFS). At the west end is the 1,200,000-square foot headquarters of Rockwell Automation, a global leader in advanced manufacturing and water controls. The few-block stretch between these anchors includes 66 acres of Brownfields parcels, with significant water frontage onto the estuary, and direct access to rail and to Lake Michigan.

This proposal is to fund detailed planning for the East Greenfield Avenue Sub-District and in particular, the former Wagon Works Site, which in the early 1900s was home to a Wagon Yard and a canal that was later filled with materials of unknown origin. This is one of the largest, most visible and most accessible brownfield in the BF AWP project area. The area needs waterfront design models that balance the needs of manufacturing, shipping, fish habitat, and recreational uses. The BF AWP effort will include a Waterfront Innovations Charrette for creative problem-solving

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around what is the area's greatest asset but also the source of complex challenges. The last major planning effort in this area dates back to the Port Plan of 1922. This project will be a piece of the next century plan, to showcase the ways that commerce, conservation and community can all function together in support of manufacturing and water technology.

### Ranking Criterion 1 – Community Need

i. Discuss the economic concerns within your project area.

The BF AWP project area is predominantly fallow industrial land, but the Harbor District is surrounded by some of our state's highest-density, lowest-income, and most predominantly minority neighborhoods. The table below provides data for the census tract with the closest overlap to our project boundary, and census tracts within a 1-mile radius of the project. As the table makes clear, unemployment and poverty within and immediately around our project area are far above the national, state, or even city averages.

The BF AWP area includes a foundry, idled in 2003; a railyard deemed obsolete decades ago, a coke manufacturing facility idled in 1983, a metal processing facility idled in 2008 and the Wagon Works site, which is a coal storage facility shutting down coal operations in 2015. At peak, these sites employed hundreds and now employ around 20. Together, they form one of the largest concentration of chronic brownfield in the State. As those industries moved or closed, they left behind sites where little or no economic activity has replaced them, resulting in the high unemployment and poverty that led to the area's inclusion in **Milwaukee's Renewal Community**. The slow decay of this area has made it hard to access targeted funding available for more recent shutdowns.

	BF AWP Project Area (Census tract 16500)	BF AWP 1-Mile Radius	City of Milwaukee	State of Wisconsin	National
Population <sup>1</sup>	2,659	34,432	594,833	5,686,986	308,745,538
Unemployment	$14.8\%^3$	13.8% <sup>3</sup>	8.7%	5.1%3	$6.7\%^2$
Poverty Rate <sup>3</sup>	43.5%	33.2%	28.3%	12.5%	11.8%
Percent Minority <sup>1</sup>	57.0%	39.33%	55.2%	13.8%	26.7%
Median Household Income <sup>3</sup>	\$29,262	\$26,250	\$35,823	\$52,627	\$51,371

Data is from the 2010 U.S. Census data and is available at http://www.census.gov/.

In surrounding areas, rising property values and new private sector investments have provided the means for waterfront improvements like parks and riverwalks, often funded through special assessments or business improvement districts. Here, perceived and real environmental issues constrain redevelopment. The lack of connectivity to the water has intensified disuse, disinvestment and a lack of stewardship for the Harbor District.

ii. Discuss the social, public health and environmental justice concerns in your project area.

RACM's lead community partner, SSCHC, has an established reputation for serving the neighborhoods adjacent to the project area. SSCHC is a non-profit Federally Qualified Health

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<sup>&</sup>lt;sup>2</sup> Data is from the Bureau of Labor Statistics and is available at <a href="http://www.bls.gov/cps/">http://www.bls.gov/cps/</a>.

<sup>&</sup>lt;sup>3</sup> Data is from the U.S. Census [year] American Community Survey and is available on American FactFinder at http://factfinder2.census.gov/faces/tableservices/jsf/pages/productyiew.xhtml.

Center that in 2013 provided medical, behavioral health and supportive services to over 32,000 unique clients through nearly 157,000 clinic encounters. SSCHC's Department of Environmental Health, established in 1995, addresses the social determinants of health by bringing about urban environmental improvements (inclusive of economic conditions) on Milwaukee's south side. The characteristics of SSCHC's underserved client population underscore the social, economic and public health concerns in and near the Harbor District. According to data accessed from SSCHC's electronic medical records system for 2013 client population:

- More than 23,000 live within the 53204 and 53215 zip codes, located within and adjacent to the Harbor District
- 66% report incomes below 100% of the Federal Poverty Level (\$23,550 for a family of four) and only 3% report incomes more than twice the Federal Poverty Level (\$47,100 for a family of four)
- 28% are uninsured and 57% have insurance through Medicaid
- 52% are under the age of 20 (compared to 26 % statewide)
- 57% are female
- 85% identify themselves as Hispanic
- 74% report that they are best served in a language other than English

Asthma, diabetes, hypertension, obesity and depression are the most common chronic health diagnoses impacting this diverse population. These health conditions have a direct connection to the urban environmental and economic conditions of the neighborhoods where its clients live. The long term outcomes associated with the Harbor District will significantly help SSCHC achieve its mission.

iii. Discuss the economic, social, public health and environmental concerns in i. and ii. above.

When visitors to Milwaukee complete the end of their Amtrak ride from Chicago, they are faced with a stunning view of the BF AWP area. Abandoned buildings tagged with graffiti, idle scrap processing equipment, ponds lined with coal and contaminated soils slipping into the lake from decaying dockwall. These are symbolic of a decaying manufacturing economy - but elsewhere in the region, manufacturing is thriving – so much so that Milwaukee has an Investing in Manufacturing Communities Partnership (IMCP) designation by EDA. The AWP Greenfield Avenue Sub-District is a dead zone in the heart of Milwaukee – poorly secured brownfield with few jobs, little access to the waterfront and 100 years of extractive use. Without intervention and vision, brownfields sit idle, get used for storage or become high priced housing – not job creators. Anchored by the UWM SFS and Rockwell Automation, the BF AWP area is poised for reinvention and re-integration into the community.

Jobs. Most acutely felt by neighboring residents has been the loss of jobs. The four brownfields sites in the BF AWP area comprise 66 acres in close proximity to workforce with a combined total of less than 20 jobs. As the area's young population reaches workforce age, the need for job creation will only intensify. Lack of sustainable employment has widespread health and social impacts, including lack of health insurance as noted in Section ii above.

Water Quality. Mothballed sites are the source of potentially contaminated run-off and failing dockwalls allow unchecked movement of contaminants into the adjacent waterway. The extent of the problem in the BF AWP area is visible, but unquantified. However, fish from the

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waterways are subject to consumption advisories – one of the Beneficial Use Impairments in the AOC, and a clear impact on the neighboring population.

<u>Limited Public Access to Waterfront</u>. The BF AWP area has 10,000+ feet of water frontage, but the end of Greenfield Avenue constitutes the sole publicly accessible *view* of the water. There is no public boat launch, fishing pier, path or riverwalk within the project area. This contrasts starkly with the continuous riverwalk just north in the affluent Historic Third Ward.

Inhalation, Direct Contact and Air Quality Pathways of Concern. The BF AWP area has both direct and indirect air quality impacts whose effects are seen in above average rates of asthma. The exposed surface remnants from a century of coal storage, scrap metal fluff, foundry metals and coke manufacturing create as-yet-unquantified fugitive dust issues, direct contact concerns and air/water quality issues. Milwaukee County was, until recently, an U.S. EPA non-attainment zone for particulate pollution. Increased commutes due to the out-migration of jobs from populated areas to suburbs/ex-urbs has ongoing pollution effects to the region.

Loss of Habitat and Open Space. One of the richest fish and wildlife habitats in the district has become a desert. Habitat loss is one of the beneficial use impairments identified for the AOC. This lack deprives a young community of the benefits that come with having natural spaces to explore and recreate. The densest populated neighborhoods in the state lack access to the Lake.

Attractive Nuisances. Abandoned buildings are covered with graffiti and are a popular subject for urban photographers on the internet, despite the significant dangers. A teenager, Paul Gazo, died two decades ago, while exploring Brownfields in the nearby Menomonee Valley. That spurred the redevelopment of the Valley – we do not want to wait for another like tragedy.

### Ranking Criterion 2 – BF AWP Project Description

i. List and briefly describe the Brownfields site(s) within the project area that you have selected as catalyst, high priority site(s).

The catalyst, high priority site that is the focus for this BF AWP is the Wagon Works, a 13.6-acre site owned by the City of Milwaukee. The site has 1,075 feet of water frontage and 1,200 feet of street frontage, and is immediately across the street from the new UWM SFS. Most recently, Wagon Works has been used to store coal for the nearby Valley Power Plant, but in 2015, the **generating units will cease burning coal**, in favor of natural gas, and the coal piles will be obsolete. There will be a loss of jobs at the Wagon Works site related to the discontinuation of coal operations, but it also affords our community an opportunity to rethink the use of this waterfront site.

The BF AWP area includes three additional properties meeting the definition of a brownfield site under CERCLA § 109(39) – Former Grede Foundry (6.4 acres); 317 East National Avenue (2.6 acres); and Former Miller Compressing (11.1 acres). The former Solvay Coke site (46 acres) is a brownfield site located within the District but is a Superfund site and consequently on a different redevelopment timeline (and will not be the subject of any direct spending). Another brownfield site, the Former Grand Trunk site (21 acres), is across the river from the District and is certain to benefit from the area-wide planning efforts.

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ii. Describe why the project area you selected is appropriate and of a reasonable size.

As seen from the map of the area, the BF AWP area is an important gateway to the waterfront and at the heart of the City. The proximity of the brand new UWM SFS makes the Wagon Works site strategic and key to elevating Milwaukee's identity as a City of Freshwater Technology and Manufacturing Partnership Community. Over the past four years, the University of Wisconsin-Milwaukee School of Architecture and Urban Planning conducted workshops and studios to re-envision these lands. This community process offered new and inspiring visions for the area that galvanized community members.

The project area is defined by natural boundaries – waterways on the south and east, and major streets on the north and west. From a planning perspective, the larger sites in this area are heavily influenced by their proximity to water, and will have unique opportunities and concerns that should be addressed. The presence of five large brownfield sites in close proximity – two of which are already under municipal control– makes this an ideal area for action.

iii. Describe the environmental activities that already have, or need to, take place at each catalyst, high priority brownfield site(s).

The Wagon Works site was a wagon stock yard, canal and used by U.S. Light in the early part of the 1900s. Use of the property for coal storage is well documented, but the specific concerns from these earlier historic uses have not been investigated. In addition, the project is intended to complement the AOC activities, which requires consideration of impacts to the waterway and opportunities for habitat restoration.

iv. Budget table: Provide the grant budget.

Cooperative Agreement Budget	Task 1 Cooperative Agreement Management	Task 2 Community Involvement	Task 3 Existing Conditions Research	Task 4 Catalyst Brownfields Site Reuses	Task 5 Implementation Strategy	Task 6 Develop Final BF AWP Document	Total
Personnel	2,069	2,069	4,138	6,207	5,172	1,034	20,690
Fringe Benefits	931	931	1,862	2,793	2,328	466	9,310
Travel		500		10,000			10,500
Contractual			15,000	70,000	15,000	1,500	103,500
Supplies & Printing		500		12,000		500	11,000
Subgrants		45,000					45,000
Total U.S. EPA Funds	3,000	49,000	21,000	101,000	22,500	3,500	200,000

- v. Tasks narrative: describe each task of your BF AWP project.
- (1) <u>Cooperative Agreement Management</u>. (\$3,000) We anticipate 35 hours of RACM staff time, including 45% fringe for cooperative agreement management and reporting.
- (2) <u>Community Involvement</u>. (\$49,000) This task will formulate community goals and priorities, and build support and momentum for a common vision for redevelopment. We anticipate 35 hours of RACM staff time specifically related to attending stakeholder engagement meetings for the BF AWP area. This time does not include our ongoing participation in the Harbor District Working Group and Sub-Groups, funded through other means. Our Stakeholder Engagement Plan is described in detail under Criterion 4 below and budgeted as a sub-grant of \$45,000 to non-profit SSCHC. The subgrant includes Community Engagement Specialist Iris Gonzalez at an average of

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25% FTE over 18 months; Department of Environmental Health Director Ben Gramling at an average of 10% FTE over 18 months; fringe at 26%; event expenses of \$5,000; and marketing and social media expenses of \$4,500.

- (3) Existing Conditions Research. (\$29,000) This task will inform opportunities for greater sustainability and re-use of infrastructure, and characterize key development challenges. RACM staff time of 70 hours is budgeted to hire and manage a consultant or team through a competitive bid process. The consultant(s) will gather and evaluate existing data on environmental and geological conditions, infrastructure, and current uses; formulate key questions and provide supporting information for the Waterfront Innovations Charrette; refine baseline characterization data; and evaluate land (and water) use scenarios based on the Milwaukee economy and locational assets. Based on similar recent studies, City Planning Staff have estimated this task at \$15,000 with breakdown as follows: market study specific to waterfront and UWM SFS-compatible uses (\$5,000); existing conditions research (\$9,000); report drafting and production costs (\$1,000).
- (4) <u>Brownfields Site Reuse</u>. (\$101,000) This task ensures plans that are both visionary and implementable. It includes two major elements:

Waterfront Innovations Charrette. (\$62,000) The charrette will be managed by HDI in close partnership with the UWM School of Architecture and Urban Planning. Budget is as follows: formulation of design challenge and solicitation of participants (HDI In-Kind); charrette manager (In-Kind); stipend for four participant teams (\$40,000); venue (UWM SFS In-Kind); travel reimbursement for four participant teams (\$10,000); supplies (\$4,000); professional production and printing of charrette report (\$8,000). Participating teams will be selected through a competitive RFQ process. Generating public participation in the charrette is included in the stakeholder engagement budget in Task 2.

Infrastructure Recommendations and Redevelopment Scenarios. (\$39,000) Includes 105 hours of RACM staff time (\$9,000) to hire and manage a consultant through a competitive bid process, and for participation in planning and design meetings. Infrastructure recommendations will particularly consider freight, bicycles, and pedestrians, and the interplay among the three. Redevelopment scenarios will be based on preferred land uses identified through stakeholder engagement. Consultant contract is budgeted at \$30,000.

- (5) Next Steps and Implementation. (\$22,500) Includes 88 hours of RACM staff time to hire and manage a consultant through a competitive bid process, and to participate in drafting of development standards. A planning consultant will prepare waterfront design guidelines based on the outcomes of the Waterfront Innovations Charrette, Infrastructure Recommendations, and Redevelopment Scenarios. The design guidelines will offer a specific vision for public access, habitat, storm water management, and general upland-to-water interface. Consultant contract budgeted at \$15,000. RACM staff and HDI (In-Kind) will draft development standards for all parcels in area based on community priorities and outcomes of previous tasks.
- (6) <u>Final BF AWP Document</u>. (\$3,500) RACM staff (18 hours, \$1,500) will compile previous documents and identify next steps, including financial resources to be leveraged, for implementation of the BF AWP. Materials will be printed and placed on line (\$2.000).

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vi. Performance measurement for project outputs (attach a 1-page project milestones list or chart that clearly shows expected outputs).

See Tab 4

vii. Resources leveraged in direct support of the BF AWP project activities and outputs.

AWP funding accompanies a funding request to the State of Wisconsin for an additional \$40,000 in planning funds. In support of this planning effort, we have secured an additional \$50,000 from the City of Milwaukee and a commitment of personnel resources contributed by the Harbor District, Inc. totaling \$250,000. The Milwaukee Metropolitan Sewerage District has pledged additional in-kind resources.

### Ranking Criterion 3 – Achieving Project Outcomes That Benefit the Community

Achieving all of the outcomes described below begins with a plan and a clear vision. The BF AWP is the essential first step in a process that may take years to complete. In addition to documenting and illustrating a community vision, the planning process will create momentum and enable us to build coalitions that can help secure the resources and move the vision to implementation.

 Describe the extent to which assessment, cleanup and reuse of the catalyst, high priority sites will help address the concerns and challenges you described in Ranking Criterion 1.

<u>Jobs</u>. Recent redevelopment of large Brownfields sites in Milwaukee's nearby Menomonee Valley yielded new jobs at the rate of 27 per acre. If we achieve a similar rate on Brownfields in our BF AWP project area, we will create 1,782 jobs adjacent to a low-income community.

Water Quality/Loss of Habitat. The project will be closely coordinated with the Remedial Action Plan (revised annually) for the AOC in order to address beneficial use impairments in the estuary. We anticipate that creation of new habitat will be one of the community goals that come out of our planning process and expect the plan to provide locations and detailed specifications for both land and water habitat creation. Design guidelines will identify strategies to reduce or eliminate runoff. Finally, infrastructure assessment and planning will address dockwall conditions that may be allowing contaminants to migrate to the waterways.

Improved Public Access to Waterfront. Improved waterfront access will be a priority for the planning. In outreach already, we have heard requests for boat and canoe launch, fishing, walkways and bike paths, and even swimming areas. With the adjacent UWM SFS, we expect that the Wagon Works site can be home to an inventive, restorative, fun, and educational water edge.

Inhalation, Direct Contact and Air Quality Pathways of Concern. Creating jobs near workforce helps our region address its pollution problems. Bulk storage and its related air and water quality impacts will be a topic of discussion in the planning process. Illicit access to exposed contamination is likely to curtail with greater public attention to, and ultimate redevelopment of, the Brownfield Sites.

<u>Attractive Nuisances</u>. Attractive nuisances will be transformed into attractions as redeveloped sites provide public access and jobs, and are appropriately maintained.

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ii. Describe the extent to which your BF AWP project will lead to direct outcomes that revitalize the project area and benefit the community.

Stimulating Economic Development. Milwaukee is one of twelve regions selected for IMCP designation by the EDA. The city's vision for future development of its manufacturing sector focuses on three clusters where Milwaukee has existing strengths and growth potential. One of the three clusters is Water Technologies and Manufacturing. The Milwaukee region is home to more than 150 water companies, including five of the 11 largest in the world, and home to the Water Council, a unique organization serving as trade council and business incubator for the sector.

The BF AWP project area is anchored by two of our area's leaders in the Water Technologies and Manufacturing cluster – the new UWM SFS a \$53-million facility featuring the Great Lakes Genomics Center among other groundbreaking labs; and Rockwell Automation, a global leader in water controls. The project area offers waterfront sites where Milwaukee can showcase its leadership as the Water City, and where water-related industries have direct access to their key resource. The possibility to use the Wagon Works site as a location for business spin-offs from the UWM SFS, with proximity to the school, the water, and other industries, is one that will be considered strongly in the planning process. The site may offer the opportunity for other research facilities as well, that further bolster the sector.

<u>Facilitating Use of Existing Infrastructure</u>. Located within a long-established part of Milwaukee, the district is served by existing infrastructure, including roads, rail, bus routes, utilities and even a high-pressure steam line, available for heat and process use. East Greenfield Avenue is in the process of being completely rebuilt to serve the UWM SFS, and this new investment will have broader impact with the redevelopment of the remaining street frontage – roughly two-thirds of which is occupied by our Brownfields sites.

<u>Creating Green Space, Recreational Property, or Other Non-Profit Uses.</u> As noted above, improving public access and creating habitat will be part of the planning process. Planners will consider innovative ways to achieve these goals in the relatively harsh current conditions of the estuary. Planners will also consider opportunities for shared storm water facilities – a strategy that can increase developable acreage while providing more attractive and functional greenspace.

Other Sustainable and Equitable Development Outcomes. In July 2010, the area suffered massive flooding and was **declared a federal disaster area**. Sustainable waterfront revitalization will result in greater resilience to the shoreline and surrounding areas. The project area has a district steam line which serves the UWM SFS. Consideration will be given to using steam as a resource for the other sites in the project area, and recruiting companies or developers with a need for steam. Please see Section 3.iii below for additional outcomes.

iii. Provide specific details and examples for how the project outcomes above will advance the HUD-DOT-EPA Partnership for Sustainable Communities Livability Principles.

<u>Providing More Transportation Choices</u>. An existing bike trail runs through the project area, within a rail corridor. Though the trail provides a connection from the north to the south of the project area, there are limited access points to the trail within the project area. The plan will provide for better connectivity and recommend other upgrades to the trail guided by community input. Pedestrian access is also a concern, as existing streets are not inviting to pedestrians.

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<u>Promoting Equitable, Affordable Housing.</u> In our outreach to neighborhood organizations, we have already heard a strong desire that the area outside the AWP area, but within and nearby the Harbor District retain its mixed-income, diverse character but provide living wage jobs nearby. This desire will be reflected in both site planning and development guidelines.

<u>Increasing Economic Competitiveness</u>. See Section 3.ii above.

<u>Supporting Existing Communities</u>. The Harbor District is one of the oldest parts of Milwaukee. Some of the earliest settlements and first businesses created were in this district, and structures in the district commonly date over 100 years.

<u>Leveraging Federal Investment</u>. See Section 3.v below for a complete discussion of the other resources this federal investment leverages. Additionally, the issues addressed through our BF AWP, especially the Waterfront Innovation Charrette, are far from unique. We anticipate that the charrette outcomes will be applicable not just to the Wagon Works site and within the project area, but more broadly in Milwaukee and throughout older industrial cities on the great lakes, achieving a significant impact from this initial investment.

<u>Valuing Communities and Neighborhoods</u>. Included in the "Existing Conditions" assessment conducted by the Working Group to date is a catalog of Cultural Assets. These include historically significant buildings; favorite walking or fishing spots; establishments of significance to the gay community, which has long played a role in this area; and other physical and cultural features of significance. The planning process will engage community stakeholders in considering what to preserve or honor, and how.

iv. Performance measurement for project outcomes: discuss how you propose to track, measure and document your progress in achieving the outcomes listed above.

HDI has already begun compiling data on existing conditions within the project area. This data will be used to create benchmarks related to community-identified goals. Sample benchmarks include:

- Linear feet of natural and/or publicly accessible shoreline
- Number of housing units and % affordable
- Number of jobs and average wage
- Acres of remediated and unremediated Brownfields sites
- Miles of bike trail and number of access points

In an iterative process, benchmarks will be used to help gather input on community priorities as part of the Stakeholder Engagement Plan (SEP) described in Section 4 below. A final list of community priorities and related benchmark targets will be developed as an output of the SEP, and adopted by the Working Group as goals.

v. Resources leveraged in support of achieving these project outcomes and creating benefit for the community within the project area.

The Wisconsin Economic Development Corp. (WEDC) and Wisconsin Housing and Economic Development Agency have identified the Harbor District as one of five target areas for their Transform Milwaukee program. This brings a commitment of State resources and assistance, including Brownfields funding. A request for \$50,000 in site planning funds is pending with WEDC. Harbor District, Inc. has committed to providing \$300,000 in in-kind services toward

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project outcomes. Foley & Lardner LLP law firm is providing pro bono and in-kind services. Support letters are attached at Tab 5.

# Ranking Criterion 4 - Community Engagement and Partnerships

- i. Describe the degree to which an existing, inclusive, and collaborative project area revitalization effort is already underway within your project.
  - a. Include when this effort was initiated and discuss overall effectiveness of the effort to date.

In 2012, the Mayor of Milwaukee convened the Milwaukee Green Team to develop *ReFresh Milwaukee*, a Citywide Sustainability Plan. Through 5 town hall meetings, 30 small group discussions, 2 bilingual surveys, and partnerships with trade groups and area businesses, the Green Team gathered input from at least 1,500 residents and 85 businesses for the plan. *ReFresh Milwaukee* provides a vision for community sustainability over the next 10 years and seeks to make Milwaukee a center for sustainability innovation and thought leadership. This plan sets goals for improving the environmental, economic and social conditions of Milwaukee's neighborhoods and connects residents, businesses and other groups working on sustainability issues. In addition to detailing recommendations in 8 focus areas, *ReFresh* identified the redevelopment of Milwaukee's "Inner Harbor" (recently rebranded the Harbor District) as one of two Catalytic Projects.

Milwaukee Mayor Tom Barrett launched the next phase of the Harbor District initiative in his February 2014 "State of the City" address. Progress has been shepherded since that time by a core leadership team that includes RACM and City of Milwaukee staff, executive leadership from Harbor District, Inc., faculty from the UWM SFS, the SSCHC and private sector funders. The leadership team has accomplished the following over the *past six months*:

- Created a Semi-formal Working Group of key institutional stakeholders representing the public, private and nonprofit sectors
- Built consensus around the need for a land use planning effort and new institutional capacity to manage project implementation activities (e.g. a new 501(c)(3))
- Contributed to the State's Transform Milwaukee Plan for the Harbor District
- Conducted an analysis of existing economic, environmental and infrastructure conditions and cultural assets, and gathered information into a central GIS repository
- Developed a robust Stakeholder Engagement Plan and begun implementation of its key actions (e.g. group meetings, public presentations, one-on-one meetings with key informants)
- Developed a website landing page and related communication materials to disseminate information about the Harbor District
- Launched a public-private partnership, Harbor District Inc., which is now in the process of applying for 501(c)(3) status from the IRS
- Begun securing funds for the next phases of the project
- b. Explain how the grant funding requested in your BF AWP project will serve as the logical next step to the ongoing project area revitalization effort and why it will

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further prepare your community to implement the Brownfields area-wide plan once completed.

ReFresh Milwaukee sets out ambitious goals for environmental and economic restoration and sustainability, but it does not offer a specific path forward for the Harbor District. The State's Transform plan for the Harbor District provides strategies and resources, but not a specific path or vision for the District or AWP area. The Land Use and Water Resource planning effort being launched this winter will provide baseline guidance and priorities for the 1,000-acre Harbor District. The BF AWP project is our opportunity to create a clear and compelling vision for the greatest concentration of brownfields and highest profile development opportunities within the Harbor District. In defining our desired future for the Wagon Works site, we will also have to agree as a community that we will not settle for easier - but lower return - outcomes. When higher standards are implemented on our catalytic sites, market forces make it less likely that low-return uses will continue to dominate other sites.

c. Explain how your BF AWP project will be consistent and integrated with other local community planning and revitalization efforts.

The leadership team and HDI have close working relationships with representatives of City and Regional planning agencies and have been bringing together staff members from these organizations as part of its Working Group. The Working Group has gathered more than a dozen relevant past comprehensive plans, sustainability plans, and economic development and transportation studies, and is incorporating the results into on-going efforts.

ii. Provide a list of project partners, including community-based organizations, government entities, and other stakeholders, that are involved already or will be involved in your BF AWP project.

Organization	Contact	Role to Date	Role in Future	Letter Attached
Sixteenth Street Community Health Center	Ben Gramling, Director of Environmental Health 414-385-3577	Working Group; Lead, Stakeholder Engagement	Working Group; Lead, Stakeholder Engagement	Yes
Harbor District, Inc.	Bruce Keyes 414-297-5815	Working Group; Lead, Public-Private Partnership	Working Group; Lead, Public- Private Partnership	Yes
Wisconsin Economic Development Corporation	Gail MacAskill, Sector Manager 608-210-6844	Working Group	Working Group	Yes
M7	Patrick O'Brien, Executive Director 414-287-4112	Working Group	Working Group	Yes
Wisconsin Housing & Economic Development Association	Wyman Winston, Executive Director 608-266-7884	Working Group	Working Group	Yes
Milwaukee Metropolitan Sewerage District	Kevin Shafer, Executive Director 414-225-2088	Working Group	Working Group	Yes
Fund For Lake Michigan	Vicki Elkin, Executive Director 414-418-5008	Funder	Funder	Yes
UWM School of Freshwater Sciences	Peter McAvoy, Faculty 414-382-1700	Working Group	Working Group	Yes
UWM School of Architecture/Institute for Ecological Design	James Wasley, Faculty 414-229-4045	Working Group	Working Group	Yes

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Organization City of Milwaykee	Contact	Role to Date	Role in Future	Letter Attached
City of Milwaukee	Vanessa Koster, City Planning Manager 414-286-5800	Working Group	Working Group	Yes
Wisconsin Department of Fransportation	Mike Berg, Deputy Secretary 608-266-1113	Working Group	Working Group	Yes

iii. Clearly explain how the BF AWP project partners will work together to develop the Brownfields area-wide plan and to prioritize implementation actions (such as Brownfields site cleanup and reuse, related infrastructure improvements, and other revitalization priorities).

The project partners will work in a highly collaborative manner to organize and carry out the BF AWP process. Partners will establish a Contract Management Team (CMT) and identify a Project Manager to oversee the day to day activities of the BF AWP process. This CMT structure is similar in nature to that used by the City of Milwaukee in its past Comprehensive and Area Plan processes, and has served well in bringing diverse project partners together to develop shared visions for economic development and land use planning.

Under the direction of the Working Group and the CMT, a planning consultant will be hired to collect and analyze existing information regarding environmental, land use and market conditions in the targeted geography. Specific priorities for cleanup, reuse and connection to other redevelopment sites and regional priorities will be clearly identified in the BF AWP. Organizational responsibilities and timelines for implementation tasks will be determined and clearly defined in the plan.

The development of the BF AWP is expected to be an iterative and phased process carried out over the proposed project period, with early draft concepts and recommendations being shared with the CMT, Working Group and broader stakeholder groups. Each successive iteration of the BF AWP will be strengthened through the feedback received and it is expected that broad stakeholder ownership over the BF AWP's recommendations will emerge. It is also expected that the Working Group will evolve to take on longer term oversight of BF AWP implementation activities, and will be capable of overseeing adjustments to priorities if/when necessary and to help provide resources necessary for successful project implementation.

iv. Describe how input from community members and relevant outside organizations (beyond the project partners and organizations listed above) will be incorporated into your project, to ensure meaningful involvement and community ownership of the process throughout your BF AWP project.

The project partners will rely on the expertise and capacity of the SSCHC to structure and implement the BF AWP's community engagement activities. Early-out Harbor District stakeholder engagement activities have already begun, and are being guided by a SEP that was developed in mid-2014. Our Working Group has established the following principles for stakeholder engagement:

- Leverage the strengths of the public, private and nonprofit sectors
- Utilize a team-based approach that allocates work, resources and ownership, to best achieve outcomes

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- Support a process and structures that value inclusion and result in real impact
- Strive for consensus in setting goals, developing strategies and generating wins for Milwaukee

The SEP identifies a number of opportunities to engage members of our community and gather input, based on individuals' level of knowledge, interest, and commitment.

Harbor District-focused meetings include the Working Group and sub-group meetings. Monthly Working Group Meetings provide a way to communicate about and align the interests of its members and the constituencies that they serve. Smaller sub-groups are focused on the major categories of baseline conditions (Economy, Environment and Infrastructure, and Cultural Resources). Sub-group membership extends beyond the membership of the Working Group, and these meetings provide an additional opportunity to broaden the constituencies that are represented by the Working Group.

Other outreach venues include the meetings of other organizations, and one-time events, meetings, and interviews organized for the Harbor District. The project team has and will continue to reach out to existing organizations such as the Bay View Business Association, Kinnickinnic River Business Improvement District, Milwaukee Estuary Area of Concern Stakeholder Group, Walker's Point Association, and the Hispanic Chamber of Commerce of Wisconsin.

Harbor District public meetings and events will build off of information gained through interviews. They will provide larger numbers of Harbor District employees, residents from surrounding neighborhoods, business and property owners and other interested parties the opportunity to learn about the initiative. Meetings will also serve to solicit guidance and feedback as goals and objectives are defined and adjusted over time. Companion land- and water-based tours will also be organized to provide stakeholders with direct exposure to key assets and attributes of the Harbor District, and to build awareness of places that will become important during the planning process.

The Waterfront Innovations Design Charrette will provide an opportunity to engage a broad array of stakeholders for a focused event. Significant outreach and marketing efforts will be part of the lead-up to the event, with outreach through community partners, environmental groups, design schools, and other potentially interested groups.

The initiative will continue to maintain a website that provides basic background information, maps and other graphic aids that build awareness of the AWP process, provides information about future stakeholder engagement opportunities and provides contact information for key project staff. Social media platforms will be evaluated for their potential usefulness, and collateral written materials will be developed to lead people to the website. These materials will help establish and build enthusiasm for future investment and involvement in the AWP process.

RACM - Redevelopment Authority of the City of Milwaukee

### Ranking Criterion 5 – Programmatic Capability and Past Performance

i. Summarize your staff and organization's knowledge, experience, qualifications and resources (or ability to obtain them) which will enable timely and successfully achievement of your BF AWP project goals.

Dave Misky, Assistant Executive Director of the RACM, will be the Project Director for this grant. He has 20 years of diversified experience in real estate and economic development with a strong focus on creative financing and environmental issues and oversees many of the City of Milwaukee's Real Estate and Brownfield programs. Dave and his team manage projects from small to vast, involving development plans, zoning changes, gap financing, storm water management, and environmental aspects of remediation and sustainability. RACM works to retain current staff by providing competitive salary and benefits programs, and has adequate depth to reassign duties to other team members in the event of any staff turnover.

This U.S. EPA grant would provide us with an opportunity for the City of Milwaukee Planning Department staff and RACM environmental staff to work together. City Planning Staff include seven Long-Range Planners and two Plan Administrators with extensive experience preparing and maintaining the City's Comprehensive Plan, collaborating with other departments and entities on plans and studies, preparing redevelopment plans and design guidelines, assisting community driven planning initiatives, and working with developers on zoning issues.

RACM's partners also bring significant expertise to the project. Working Group members include Bruce Keyes (HDI), a lawyer with 20 years of brownfield, real estate and project finance experience; Lilith Fowler (HDI), former executive director of Menomonee Valley Partners with experience launching a successful public-private brownfield redevelopment initiative; and Peter McAvoy (SFS) and Ben Gramling (SSCHC), with four design charrettes and numerous participatory planning efforts to their credit.

ii. Submit a list of federally and/or non-federally funded assistance agreements similar in size, scope and relevance to the proposed project that your organization performed within the last three years (no more than five agreements and preferably EPA agreements).

Since 2002, RACM has received seven Revolving Loan Fund grants (plus four supplemental awards and one ARRA award), seven Assessment Grants, and ten Cleanup Grants (for 27 specific sites). Overall accomplishments are summarized below.

RLF. RACM has provided 13 loans and one sub-grant resulting in \$378 million of investment and 3,500 projected jobs to be created or retained. More than 266 acres will be cleaned up and made ready for development.

Assessment. RACM has utilized its U.S. EPA Assessment Funds on more than 75 different properties that are in various stages of testing. Nineteen of these properties totaling 67 acres have been redeveloped resulting in obtaining environmental site closure. Redevelopment projects have been completed resulting in approximately \$120 million of redevelopment and retention or creation of more than 700 jobs.

<u>Cleanup</u>. RACM has been awarded Cleanup Grants for 27 specific sites to date; proposed cleanups have been completed at over half the sites and cleanup activities continue to proceed at the

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remaining sites. Risks to human health have been reduced on approximately 60 acres. \$12.6 million of investment has occurred and will increase as more proposed projects break ground.

The five most recent grants awarded to RACM within the last three years are all open and include:

- (1) 2013 Supplemental Award to the 2009 Revolving Loan Fund Grant BL-00E90601. This cooperative agreement includes a 2013 \$250,000 Supplemental Funding Grant which was added to the \$1,000,000 received in October 2009 and two other Supplemental awards totaling \$1,000,000 received in 2011 and 2012. Total available to lend is \$1,950,000 of which \$694,874 has been disbursed and another \$873,528 is committed (\$587,277 drawn), leaving \$426,598 in available capital to lend.
- (2) 2013 Cleanup Grant BF-00E01231. This cooperative agreement includes \$600,000 of cleanup grant funding for three specific sites (\$200,000 for each site) with a 20% match requirement. One of the sites is for a portion of the Century City core site (Area A). The other two sites are Century City out lots. A total of \$6,977 has been drawn down for Century City Area A, and cleanup activities will continue 2014. Cleanup activities in Area A are part of the first phase of the infrastructure build-out.
- (3) 2013 Assessment Grant BF-00E01227. This cooperative agreement includes \$200,000 for community-wide Hazardous assessment. A total of \$57,782 has been drawn down to date, and assessment activities are ongoing.
- (4) 2012 Cleanup Grant BF-00E01065. This cooperative agreement includes \$600,000 of cleanup grant funding for three specific sites (\$200,000 for each site) with a 20% match requirement. Two of the sites are for portions of the Century City core site (Area B and Area C), while one is for the Esser Paint redevelopment project. A total of \$76,935 has been drawn down to date. Additional cleanup work will continue to move forward in 2014 at Century City Areas B and C as well as at the Esser Paint site.
- (5) 2011 Cleanup Grant BF-00E00910. This cooperative agreement includes \$600,000 of cleanup grant funding for three specific sites (\$200,000 for each site) with a 20% match requirement. Two of the sites are for portions of the Century City core site (Area D and Area F). A total of \$224,159 has been drawn down. Cleanup activities will continue in 2014.

For the five grants listed above, as well as all past grants, RACM has successfully complied with the work plans and kept the U.S. EPA project manager informed when unforeseen challenges arose leading to a change in schedule, budget allocations, or any other aspect of the work plans. RACM closely monitors the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. RACM's ACRES entries should be up to date; however, minor discrepancies could be due to variations between when a cleanup grant is fully spent and when it has technically been closed out by WDNR.

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### III.C. THRESHOLD CRITERIA

Name of Applicant: Redevelopment Authority of the City of Milwaukee

#### 1. Applicant Eligibility

The Redevelopment Authority of the City of Milwaukee (RACM) is the applicant and lead agency. RACM is a Redevelopment Agency sanctioned by Wis. Stats. §§ 66.1333(3) and (5) and a land clearance authority operating under supervision of the City of Milwaukee (Common Council File 58-902). See <u>Tab 1</u> for documentation.

RACM is not a recipient of a FY10 or FY13 BF AWP pilot grant.

### 2. Location of BF AWP Project Area

Greenfield Ave. Sub-District that constitutes the AWP area is 187 acres of land zoned form manufacturing; 66 acres are brownfields per CERCLA §101(39). Much of the remaining acreage is roadway or rail. The BF AWP is bounded by the Inner Harbor of Milwaukee on the east, E. National Avenue to the north, South 1<sup>st</sup> Street to the west, and the Kinnickinnic River to the south and east.

A map that delineates the project area boundary is included as <u>Tab 2</u>.

# 3. Identify One Catalyst, High Priority Brownfields Site Within the BF AWP Project Area Around Which Your Project Will Focus

#### a. Basic Site Information

The name of catalytic Brownfields site is Wagon Works. The site is located at 401 East Greenfield Avenue, Milwaukee, WI 53204. The approximate acreage of the site is 13.6 acres.

#### b. Site Eligibility for Funding

The site is not listed or proposed for listing on the National Priorities List. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent, or judicial consent decrees issued to or entered into by parties under CERCLA. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

#### c. Type of Contamination (or Potential Contamination) at the Site

This site is potentially contaminated with hazardous substances. In particular, the site was used in the early 1900s as a wagon yard and a canal that was later filled with materials of unknown origin. Concerns include solvent use and foundry sands.

#### d. Petroleum Site Eligibility, If Applicable.

Not applicable.

#### e. Date of Prior Determination, If Applicable.

Not applicable.

#### 4. Ineligible Activities

Not applicable. No ineligible tasks.

# 5. Letter of Commitment to the Project

See Tab 3.

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velopment plan", "urban renewal plan", "redevelopment or urban renewal plan", "project area plan" or "redevelopment and urban renewal plan", either one of which means the redevelopment plan of the project area prepared and approved as provided in sub. (6). These undertakings and activities include all of the following:

- 1. Acquisition of all or a portion of a blighted area.
- 2. Demolition and removal of buildings and improvements.
- Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
- 4. Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
- Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- 6. Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
- 7. Studying the feasibility of and initial design for an arts incubator, developing and operating an arts incubator and applying for a grant or loan under s. 44.60 in connection with an arts incubator.
- 8. Studying the feasibility of an initial design for a technology-based incubator, developing and operating a technology-based incubator and applying for a grant under s. 560.14 (3) in connection with a technology-based incubator.
- (e) "Bonds" means any bonds, including refunding bonds; notes; interim certificates; certificates of indebtedness; debentures; or other obligations.
- (g) "Local legislative body" means the board of alderpersons, common council, commission or other board or body vested by the charter of the city or other law with jurisdiction to enact ordinances or local laws.
- (h) "Project area" means a blighted area which the local legislative body declares to be in need of a blight elimination, slum clearance and urban renewal project.
- (i) "Public body" means the state or any city, county, town, village, town board, commission, authority, district, or any other subdivision or public body of the state.
- (j) "Real property" includes all lands, together with improvements and fixtures, and property of any nature appurtenant to the lands, or used in connection with the lands, and every estate, interest, right and use, legal or equitable, in the lands, including terms for years and liens by way of judgment, mortgage or otherwise.
- (t) "Technology-based incubator" has the meaning given in s. 560.14 (1) (h).
- (3) REDEVELOPMENT AUTHORITY (a) 1. It is found and declared that a redevelopment authority, functioning within a city in which there exists blighted areas, constitutes a more effective and efficient means for preventing and eliminating blighted areas in the city and preventing the recurrence of blighted areas. Therefore, there is created in every city with a blighted area a redevelopment authority, to be known as the "redevelopment authority of the city of ..." An authority is created for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in this section, together with all powers necessary or incidental to effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects.
- An authority may transact business and exercise any of the powers granted to it in this section following the adoption by the local legislative body of a resolution declaring in substance that

there exists within the city a need for blight elimination, slum clearance and urban renewal programs and projects.

- 3. Upon the adoption of the resolution by the local legislative body by a two-thirds vote of its members present, a certified copy of the resolution shall be transmitted to the mayor or other head of the city government. Upon receiving the certified copy of the resolution, the mayor or other head of the city government shall, with the confirmation of four-fifths of the local legislative body, appoint 7 residents of the city as commissioners of the authority.
- The powers of the authority are vested in the commissioners.
- 5. In making appointments of commissioners, the appointing power shall give due consideration to the general interest of the appointee in a redevelopment, slum clearance or urban renewal program and shall, insofar as is possible, designate representatives from the general public, labor, industry, finance or business group, and civic organizations. Appointees shall have sufficient ability and experience in related fields, especially in the fields of finance and management, to assure efficiency in the redevelopment program, its planning and direction. One of the 7 commissioners shall be a member of the local legislative body. No more than 2 of the commissioners may be officers of the city in which the authority is created.
- Commissioners shall receive their actual and necessary expenses, including local traveling expenses incurred in the discharge of their duties.
- (b) The commissioners who are first appointed shall be designated by the appointing power to serve for the following terms: 2 for one year, 2 for 2 years, one for 3 years, one for 4 years, and one for 5 years, from the date of their appointment. After the first appointments, the term of office is 5 years. A commissioner holds office until a successor is appointed and qualified. Removal of a commissioner is governed by s. 66.1201. Vacancies and new appointments are filled in the manner provided in par. (a).
- (c) The filing of a certified copy of the resolution adopted under par. (a) with the city clerk is prima facie evidence of the authority's right to proceed, and the resolution is not subject to challenge because of any technicality. In any suit, action or proceeding commenced against the authority, a certified copy of the resolution is conclusive evidence that the authority is established and authorized to transact business and exercise its powers under this section.
- (d) Following the adoption of a resolution, under par. (a), a city is precluded from exercising the powers provided in s. 66.1331 (4), and the authority may proceed to carry on the blight elimination, slum clearance and urban renewal projects in the city, except that the city is not precluded from applying, accepting and contracting for federal grants, advances and loans under the housing and community development act of 1974 (P.L. 93-383).
- (e) 1. An authority has no power in connection with any public housing project.
- Persons otherwise entitled to any right, benefit, facility or privilege under this section may not be denied the right, benefit, facility or privilege in any manner for any purpose nor be discriminated against because of sex, race, color, creed, sexual orientation or national origin.
- (f) An authority is an independent, separate and distinct public body and a body corporate and politic, exercising public powers determined to be necessary by the state to protect and promote the health, safety and morals of its residents, and may take title to real and personal property in its own name. The authority may proceed with the acquisition of property by eminent domain under ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.
- (g) An authority may employ personnel as required to perform its duties and responsibilities under civil service. The authority may appoint an executive director whose qualifications are determined by the authority. The director shall act as secretary of the authority and has the duties, powers and responsibilities delegated

by the authority. All of the employees, including the director of the authority, may participate in the same pension system, health and life insurance programs and deferred compensation programs provided for city employees and are eligible for any other benefits provided to city employees.

- (5) POWERS OF REDEVELOPMENT AUTHORITIES. (a) An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including the power to do all of the following:
- Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions.
- 2. Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder. The authority may reject any bid required under this paragraph. The authority shall advertise for bids by a class 2 notice, under ch. 985, published in the city in which the project is to be developed. If the estimated cost of a contract, other than a contract for personal or professional services, is between \$3,000 and \$25,000, the authority shall give a class 2 notice, under ch. 985, of the proposed work before the contract is entered into.
- 3. Within the boundaries of the city, acquire by purchase, lease, eminent domain, or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment or urban renewal project; hold, improve, clear or prepare for redevelopment or urban renewal any of the property; sell, lease, subdivide, retain or make available the property for the city's use; mortgage or otherwise encumber or dispose of any of the property or any interest in the property; enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; make any restrictions, conditions or covenants running with the land and provide appropriate remedies for their breach; arrange or contract for the furnishing of services, privileges, works or facilities for, or in connection with a project; temporarily operate and maintain real property acquired by it in a project area for or in connection with a project pending the disposition of the property for uses and purposes that may be deemed desirable even though not in conformity with the redevelopment plan for the area; within the boundaries of the city, enter into any building or property in any project area in order to make inspections, surveys, appraisals, soundings or test borings, and obtain a court order for this purpose if entry is denied or resisted; own and hold property and insure or provide for the insurance of any real or personal property or any of its operations against any risks or hazards, including paying premiums on any insurance; invest any project funds held in reserves or sinking funds or the funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; redeem its bonds issued under this section at the redemption price established in the bonds or purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be canceled; develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and blight; and disseminate blight elimination, slum clearance and urban renewal information.
- 4. a. Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private for the purposes of this section, and give such security as may be required and enter into and carry

- out contracts or agreements in connection with the security; and include in any contract for financial assistance with the federal government for or with respect to blight elimination and slum clearance and urban renewal such conditions imposed pursuant to federal laws as the authority considers reasonable and appropriate and that are not inconsistent with the purposes of this section.
- b. Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself.
- c. Issue bonds to finance its activities under this section, including the payment of principal and interest upon any advances for surveys and plans, and issue refunding bonds for the payment or retirement of bonds previously issued by it. Bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the authority derived from or held in connection with its undertaking and carrying out of projects or activities under this section. Payment of the bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any projects or activities of the authority under this section, and by a mortgage of all or a part of the projects or activities. Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. Bonds issued under this section shall be authorized by resolution of the authority, may be issued in one or more series and shall bear a date, be payable upon demand or mature at a time, bear interest at a rate, be in a denomination, be in a form either with or without coupon or registered, carry conversion or registration privileges, have rank or priority, be payable in a medium of payment, at a place, and be subject to terms of redemption, with or without premium, be secured in a manner, and have other characteristics, as provided by the resolution, trust indenture or mortgage issued pursuant to the transaction. Bonds issued under this section shall be executed as provided in s. 67.08 (1) and may be registered under s. 67.09. The bonds may be sold or exchanged at public sale or by private negotiation with bond underwriters as the authority provides. The bonds may be sold or exchanged at any price that the authority determines. If sold or exchanged at public sale, the sale shall be held after a class 2 notice, under ch. 985, published before the sale in a newspaper having general circulation in the city and in any other medium of publication that the authority determines. Bonds may be sold to the federal government at private sale, without publication of any notice, at not less than par, and, if less than all of the authorized principal amount of the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the authority that does not exceed the interest cost to the authority of the portion of the bonds sold to the federal government. Any provision of law to the contrary notwithstanding, any bonds issued under this section are fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under this section or the security for any bond, any bond reciting in substance that it has been issued by the authority in connection with a project or activity under this section is deemed to have been issued for that purpose and the project or activity is deemed to have been planned, located and carried out in accordance with this section.
- 5. Establish a procedure for preservation of the records of the authority by the use of microfilm, another reproductive device, optical imaging or electronic formatting, if authorized under s. 19.21 (4) (c). The procedure shall assure that copies of the records that are open to public inspection continue to be available to members of the public requesting them. A photographic reproduction of a record or copy of a record generated from optical disk or electronic storage is deemed the same as an original record for all pur-

poses if it meets the applicable standards established in ss. 16.61

- 6. Authorize the chairperson of the authority or the vice chairperson in the absence of the chairperson, selected by vote of the commissioners, and the executive director or the assistant director in the absence of the executive director to execute on behalf of the authority all contracts, notes and other forms of obligation when authorized by at least 4 of the commissioners of the authority to
- 7. Commence actions in its own name. The authority shall be sued in the name of the authority. The authority shall have an offi-
- 8. Exercise other powers that may be required or necessary to effectuate the purposes of this section.
- 9. Exercise any powers of a housing authority under s. 66.1201 if done in concert with a housing authority under a contract under s. 66.0301.
- (b) 1. Condemnation proceedings for the acquisition of real property necessary or incidental to a redevelopment project shall be conducted in accordance with ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment
- 3. Where a public hearing has been held with respect to a project area under this section the authority may proceed with such project and the redevelopment plan by following the procedure set forth in ch. 32. Any owner of property who has filed objections to the plan as provided under sub. (6) may be entitled to a remedy as determined by s. 32.06 (5).
- 4. The authority may acquire by purchase real property within any area designated for urban renewal or redevelopment purposes under this section before the approval of either the redevelopment or urban renewal plans or before any modification of the plan if approval of the acquisition is granted by the local governing body. If real property is acquired, the authority may demolish or remove structures with the approval of the local governing body. If acquired real property is not made part of the urban renewal project the authority shall bear any loss that may arise as a result of the acquisition, demolition or removal of structures acquired under this section. If the local legislative body has given its approval to the acquisition of real property that is not made a part of the urban renewal project, it shall reimburse the authority for any loss sustained as provided for in this subsection. Any real property acquired in a redevelopment or in an urban renewal area under this subsection may be disposed of under this section if the local governing body has approved the acquisition of the property for the
- (c) 1. Notwithstanding sub. (6), the authority of a 1st class city may acquire any property determined by the authority to be blighted property without designating a boundary or adopting a redevelopment plan. The authority may not acquire property under this subdivision without the approval of the local legislative body of the city in which the authority is located.
- lg. Notwithstanding sub. (6), the authority of any 2nd, 3rd or 4th class city may acquire blighted property without designating a boundary or adopting a redevelopment plan, if all of the following occur:
- a. The authority obtains advance approval for the acquisition by at least a two-thirds vote of the members of the local legislative body in which the authority is located.
- b. The two-thirds approval in subd. Ig. a. shall be by resolution and the resolution shall contain a finding of the local legislative body that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relation of the acquisition to other property redevelopment by the authority.
- Ir. Condemnation proceedings for the acquisition of blighted property shall be conducted under ch. 32 or under any other law relating specifically to eminent domain procedures of authorities. The authority may hold, clear, construct, manage, improve or dis-

- pose of the blighted property, for the purpose of eliminating its status as blighted property. Notwithstanding sub. (9), the authority may dispose of the blighted property in any manner. The authority may assist private acquisition, improvement and development of blighted property for the purpose of eliminating its status as blighted property, and for that purpose the authority has all of the duties, rights, powers and privileges given to the authority under this section, as if it had acquired the blighted property.
- 2. Before acquiring blighted property under subd. 1. or 1g., the authority shall hold a public hearing to determine if the property is blighted property. Notice of the hearing, describing the time, date, place and purpose of the hearing and generally identifying the property involved, shall be given to each owner of the property, at least 20 days before the date set for the hearing, by certified mail with return receipt requested. If the notice cannot be delivered by certified mail with return receipt requested, or if the notice is returned undelivered, notice may be given by posting the notice at least 10 days before the date of hearing on any structure located on the property which is the subject of the notice. If the property which is the subject of the notice consists of vacant land, a notice may be posted in some suitable and conspicuous place on that property. For the purpose of ascertaining the name of the owner or owners of record of property which is subject to a public hearing under this subdivision, the records of the register of deeds of the county in which the property is located, as of the date of the notice required under this subdivision, are conclusive. An affidavit of mailing or posting the notice which is filed as a part of the records of the authority is prima facie evidence of that notice. In the hearing under this subdivision, all interested parties may express their views on the authority's proposed determination, but the hearing is only for informational purposes. Any technical omission or error in the procedure under this subdivision does not invalidate the designation or subsequent acquisition. If any owner of property subject to the authority's determination that the property is blighted property objects to that determination or to the authority's acquisition of that property, that owner shall file a written statement of and reasons for the objections with the authority before, at the time of, or within 15 days after the public hearing under this subdivision. The statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person. The filing of that statement is a condition precedent to the commencement of an action to contest the authority's actions under this paragraph.
- (5m) BONDS TO FINANCE MORTGAGE LOANS ON OWNER-OCCUPIED DWELLINGS. (a) Subject to par. (b), an authority may issue bonds to finance mortgage loans on owner-occupied dwellings. Bonds issued under this paragraph may be sold at a private sale at a price determined by the authority.
- (b) The redevelopment authority shall submit the resolution authorizing the issuance of bonds under par. (a) to the common council for review. If the common council disapproves the resolution within 45 days after its submission, no bonds may be issued under the authority of the resolution.
  - (c) The redevelopment authority may:
- 1. Issue mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.
- 2. Issue loans to any lending institution within the city which agrees to make mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.
  - 3. Purchase loans agreed to be made under subd. 2.
- (5r) FINANCING OF CERTAIN SCHOOL FACILITIES. (a) Legislative declaration. The legislature determines that the development of new public schools will help alleviate the substandard conditions described in sub. (2) and will promote the sound growth and economic development of cities and enhance the education of youth in neighborhood settings. The legislature determines that the social and economic problems sought to be addressed are particularly acute in more densely populated areas. The legislature desires to make certain financing and economic tools available in

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violation by Class "B" licensee, Neil Nelson, 1326 W. State Street. (Page 590).

#### FILE NUMBER 58-884

Communication from the Police Dept. relative to violation by Class "B" licensee Joseph Vesnefsky. (Page 651).

by recommending that they be placed on file.

Report adopted and matters ordered on file.

#### ALD. RAHN-

From the Joint Committee on Buildings-Grounds-Harbors and Judiciary-Legislation, reported upon:

#### FILE NUMBER 58-439-b

Communication from the Mayor's office relative to proposed bill prepared by the committee on ports and navigation of the Wisconsin Legislative Council. (Page 579.)

by recommending the adoption of the following resolution:

#### FILE NUMBER 58-489-b

Resolved, By the Common Council of the City of Milwaukee, that His Honor the Mayor, the Chairman of the Committees on Buildings-Grounds-Harbors and Judiciary-Legislation are hereby authorized and directed to appoint a special committee to attend public hearings in Sheboygan, Wis. on June 30, 1958, and in Superior, Wis. on August 4, 1958 to gain support in opposition to the proposed legislative bill prepared by the Committee on Ports and Navigation of the Wisconsin Legislative Council; and

Further Resolved, That a statement of policy, in writing, is to be prepared for said committee.

#### Adopted.

#### ALD. RAHN-

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing presented a report, in favor of adopting the following resolution, viz :

#### FILE NUMBER 58-901

Resolution relating to conference with the Chicago Regional Office of Urban Renewal for the purpose of effecting transfers of projects to new redevelop-Adopted. ment authority when created.

#### ALD. RAHN-

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

#### FILE NUMBER 58-902

Resolution declaring the existence of need for blight

elimination, slum clearance, and urban renewal programs and projects within city.

by recommending the adoption of the following substitute resolution, viz.: FILE NUMBER 58-908

Resolution declaring the existence of need for blight elimination, slum clearance, and urban renewal programs and projects within city.

Whereas, The Wisconsin Legislature has enacted Chapter 3, Laws of 1958 (Special Session), relating to the creation of a separate redevelopment authority; and

Whereas, It is required under the provisions of such legislation that the Common Council of the City of Milwaukee by adoption of a resolution by a twothirds vote of its members present declare that there exists within the City of Milwaukee a need for blight elimination, alum clearance, and urban renewal programs and projects; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it hereby declares, finds, and determines that there exists within the City of Milwaukee a need for blight elimination, slum clearance and urban renewal programs and projects in accordance with the provisions of the aforereferred to legislation.

ALD. QUIRK moved separate action on the fors-The motion prevailed. going matter.

ALD. QUIRK moved that the Common Council do now resolve itself into a Committee of the Whole for the purpose of hearing from Mr. Harry G. Slater, Deputy City Attorney, relative to the foregoing The motion prevailed. matter.

#### ALD. HEIDEN IN THE CHAIR PROCEEDINGS OF THE COMMITTEE OF THE WHOLE

Mr. Slater appeared and addressed the Committee relative to the foregoing matter.

ALD. MEYERS moved that the Committee of the The motion prevailed. Whole do now rise.

### PRESIDENT SCHREIBER IN THE CHAIR

ALD. HEIDEN from the Committee of the Whole reported that the Committee met and heard from Mr. Harry G. Slater relative to File Number 58-902.

Report accepted and ordered on file.

The report of the Committee was thereupon ascepted and the foregoing resolution, as substituted, adopted by the following vote:

Ayes: -Ald. Budzien, Collins, Hass, Heiden, Hoff-

mann, Kelly, Kroenke, Kujawa, Landowski, Mortier, Nowakowski, Phillips, Rahn, Schimenz, Schmit, Whittow Zillman and the President-18.

Noes: -Ald. Meyers and Quirk-2.

### ALD. RAHN-

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

# FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

by recommending the adoption of the following substitute resolution, viz.:

# FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

Whereas, The Legislature has recently enacted a new Urban Renewal Legislation which establishes a redevelopment authority for the purpose of carrying on slum clearance and Urban Renewal Projects;

Whereas, It is imperative that a study be made concerning the type of staff and the manner in which such staff shall be constituted to effect a constructive Urban Renewal Program; and

Whereas, The cities of Cleveland, St. Louis and Chicago each have a different type of staff organization with respect to carrying on slum clearance and Urban Renewal in their midst; and

Whereas, The cities of Cleveland, St. Louis and Chicago are appropriate cities to be studied in connection with their slum clearance and Urban Renewal Projects and the manner in which their administration staffs handle matters pertaining to slum clearance and Urban Renewal; now, therefore,

Resolved, By the Common Council of the City of Milwaukee, that the following persons be authorized to visit the cities of St. Louis, Missouri; Philadelphia, Pennsylvania; and Baltimore, Maryland; for the purpose of making a study with respect to the type of staff employed in each of such cities for the purpose of handling slum clearance and Urban Renewal Projects in such respective cities; The President of the Common Council, the Chairman of the Finance-Printing Committee, the Chairman of the Buildings-Grounds-Harbors Committee, the Chairman of the Urban Renewal Committee, the Deputy City Attorney, Mr. Clarence Beernink, and such members of the Buildings-Grounds-Harbors Com-

mittee of the Common Council as signify their intention to make the study by informing the President of the Common Council of that fact; and be it

Further Resolved, That such committee shall prepare a report as soon as they have completed such study by visiting such cities and submit the same to the Common Council; and be it

Further Resolved, That for the purpose of carrying on such study as hereinbefore set forth and to cover travel and other related expenses of the persons above named who are authorized to make such study, there is hereby appropriated out of Fund Account No. 9862-955 Project No. 8788 a sum not to exceed \$250 per person authorized to visit the cities above set forth in this resolution.

Substitute accepted and substitute resolution adopted.

#### ALD. RAHN\_

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

# FILE NUMBER 58-760

Resolution authorizing consultation with bond counsel relative to proposed urban redevelopment legislation. (Page 604.)

by recommending that it be placed on file.

### Adopted.

ALD. RAHN-From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

FILE NUMBER 58-904 Resolution providing for selection of membership under the Urban Redevelopment Authority's law.

by recommending that it be indefinitely postponed. Adopted.

### ALD. RAHN\_

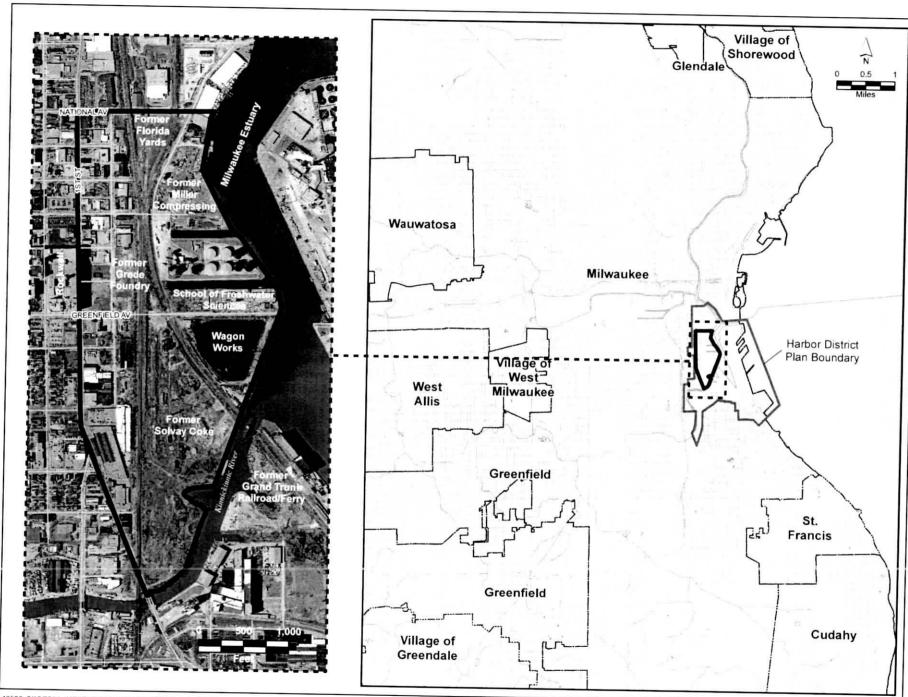
From the Committee on Buildings-Grounds-Harbors presented reports, in favor of adopting the following resolutions, viz :

# FILE NUMBER 58-300

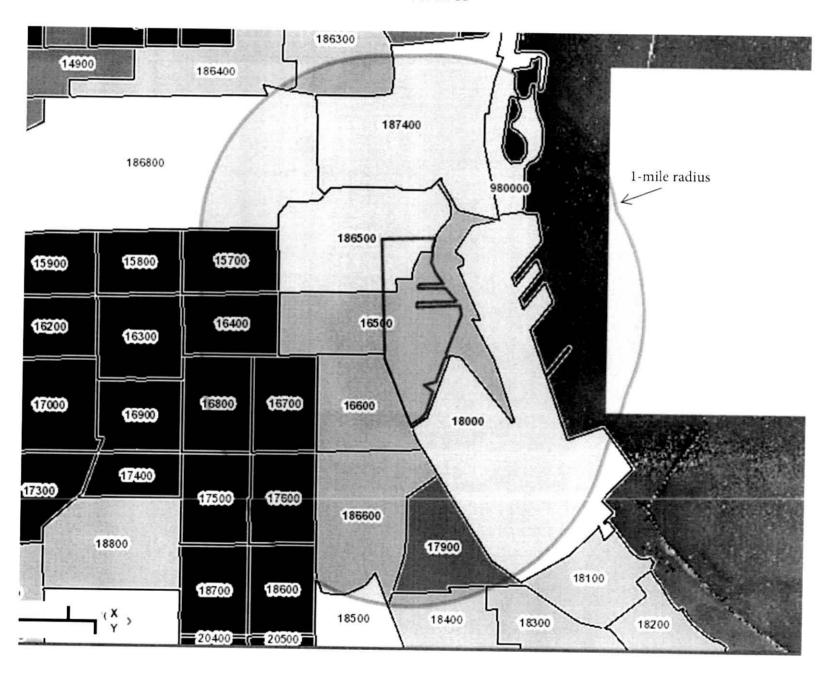
Resolution directing the Board of Public Land Commissioners to collaborate with the County Park Commission in preparing plans for the development of the southern extension of Lincoln Memorial Drive between E. Russell Avenue and the south city limits. (Page 269.) Adopted.

## FILE NUMBER 58-447

Resolution relating to the request of Approved Homes, Inc. and Clinton R. Taplin to divide Lot 9, Block 3, Alger Subdivision in the southeast & of Section 15, Town 6 north, Range 21 east, in the City of Milwaukee. (Page 384.) Adopted.



Census Tract Map Inner Harbor Area





September 17, 2014

Mr. Dave Misky, Assistant Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re:

FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of the Sixteenth Street Community Health Centers (SSCHC), I am writing in support of your application for funding to the US Environmental Protection Agency. The application, seeking support of area-wide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District. The project you are proposing is timely and important to SSCHC and the community we serve on Milwaukee's south side, and we fully commit to serving as a key community partner on this effort.

As you know, SSCHC is an independent nonprofit organization and a Federally Qualified Community Health Center. The families that come to SSCHC in search of high quality health care and other supportive services are also in need of new economic opportunities and an urban environment that supports a high quality of life. When we created our Department of Environmental Health back in 1995, we knew that we could play a role in bringing about these conditions for the benefit of the families we serve. Our past experience suggests that effective stakeholder engagement, long range and visionary planning and successful project implementation can help transform a community, and that the solutions to one "problem" property can also leverage positive area-wide impacts

The potential scale of redevelopment in the Harbor District is on par with what our community has seen in the Menomonee Valley and what is unfolding in the 30<sup>th</sup> Street Industrial Corridor. We know that the Harbor District's trade and transportation infrastructure supports manufacturing and other business activity across Wisconsin and connects to the Great Lakes economy; area-wide planning for the future of this part of Milwaukee will ensure that it can generate economic and environmental value to our community for generations to come.

SSCHC is in a position to apply its experiences in grassroots community organizing, institutional stakeholder engagement and culturally appropriate community outreach and education to the circumstances of the Harbor District and the specific properties that will be targeted by the proposed activities. These community engagement activities will be directly integrated with area-wide brownfield planning activities, and will benefit from the strong partnership that exists between our agencies. I am confident that by working together we will be able to advance a successful redevelopment initiative that will rival our region's considerable other successes.

Our Director of Environmental Health, Ben Gramling, can be contacted at (414) 385-3577 with any questions or to provide more information about SSCHC's role moving forward.

Sincerely

John Bartkowski, Dr. PH

President & Chief Executive Officer

# PROJECT MILESTONES SCHEDULE

Output	Start Date/Progress Tracking	Measure/Deliverable	<b>Completion Date</b>
Consensus Goals for Redevelopment	Number of public meetings; number of attendees; alignment of vision and goals.  Presentation to RACM Board in October 2015	Working Group Adoption of Goals/Vision	October 2015
Market Study Related to Waterfront Uses	Issue RFP for Consultants by July 2015 Hire consultants by September 2015	Market Study	January 2016
Existing Conditions Assessment	Issue RFP for Consultants by July 2015 Hire consultants by September 2015	Report on Existing Conditions	January 2016
Waterfront Innovations Charrette	Launch Planning Process by September 2015 Hire Charrette Manager by November 2015 Formulate Design Questions by December 2015 RFQ for Design Teams by February 2016 Hold Charrette in May 2016	Charrette Book (print and web)	June 2016
Infrastructure Recommendations and Redevelopment Scenarios	Issue RFP for Consultants by June 2016 Hire Consultants by August 2016	Report	December 2016
Waterfront Design Guidelines	Issue RFP for Consultants by June 2016 Hire Consultants by August 2016	Guidelines	December 2016
Development Standards	Draft Standards October 2016	Standards	December 2016



September 21, 2014

Mr. David Misky
Assistant Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Re

FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of the Milwaukee 7, I am writing in support of your application for funding to the U.S. Environmental Protection Agency (USEPA). The application, seeking support of area-wide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District.

The Greenfield Avenue sub-district that is the subject of the area-wide planning grant, is at the center of the Harbor District and represents the greatest concentration of brownfield sites (66 acres). It is located in an important and strategic central part of Milwaukee, surrounded by some of our lowest income neighborhoods and the several brownfield sites are all located along a waterway that is a USEPA Area of Concern ("AOC"). Consequently, a focused effort on this sub-District would be the catalyst that may set in motion the revitalization of this important hub to our regional economy and favorably contribute to the ultimate de-listing of the AOC.

There are few locations located so close to essential transportation corridors in the City of Milwaukee with large tracts of land suitable for modern manufacturing needs. We know that the Harbor District's trade and transportation infrastructure supports manufacturing and other business activity across Wisconsin and connects to the Great Lakes economy; area-wide planning for the future of this part of Milwaukee will ensure that it can generate economic and environmental value to our community for generations to come.

We also know that if left to market forces, these brownfields are more likely to convert to expensive waterfront housing, remain idle or be used for low cost and low value storage. Manufacturing, which is much needed for the local residents and City economy, is unlikely to occur without the sort of catalytic planning and intervention possible through a planning grant. The U.S. EPA Brownfields Area-wide Planning Grant provides an important opportunity to set in motion a better outcome for these catalytic sites located in the heart of Milwaukee.

The Milwaukee 7 stands prepared to work collaboratively with the Redevelopment Authority of the City of Milwaukee, Sixteenth Street Community Health Clinic and the private-public collaboration of Harbor District, Inc. to implement the Area-Wide Planning Grant. This can leverage the additional resources that are available to spur this critical revitalization effort.

Please contact me if you have any questions

Sincerely,

Patrick O'Brien, Executive Director (414) 287-4112, pobrien@mke7.com



Wisconsin Housing And Economic Development Authority VOI West Washington Avenue State 200 | P.O. Box 1720 Printers West union 52/01-1728

T 608.266 2884 [808.384.6875] F K08.267 (099)

September 21, 2014

Mr. Dave Misky, Assistant Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re: FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of Wisconsin Housing and Economic Development Authority, I am writing in support of your application for funding to the US Environmental Protection Agency. The application, seeking support of area-wide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District.

The project is located with one of the key strategic areas that the State of Wisconsin has focused on as part of its Transform Milwaukee initiative. Transform Milwaukee (TM) is a public-private partnership focused on restoring economic prosperity the industrial, residential and transportation areas within and between the 30<sup>th</sup> Street Industrial Corridor, Riverworks, Menomonee Valley, Harbor District, and Aerotropolis.

The project area is surrounded by some of our lowest income neighborhoods and is part of an EPA Area of Concern. The Greenfield Avenue sub-district that is the subject of the area wide planning grant, is at the center of the Harbor District and represents the greatest concentration of brownfield sites (66 acres). Consequently, a focused effort on this sub-District would be the catalyst that may set in motion the revitalization of this important hub to our regional economy.

The State of Wisconsin recently invested \$53 Million in the School of Freshwater Sciences, located within the Greenfield Avenue. In addition, WHEDA is considering other transformational investments in the Harbor District. Through Transform Milwaukee, we stand prepared to work collaboratively with the



Redevelopment Authority of the City of Milwaukee, Sixteenth Street Community Health Clinic and the private-public collaboration of Harbor District, Inc. to implement the Area-Wide Planning Grant. This can leverage the additional resources from WHEDA, and our public and private partners, to spur this critical revitalization effort.

The potential scale of redevelopment in the Harbor District is on par with what our community has seen in the Menomonee Valley and what is unfolding in the 30<sup>th</sup> Street Industrial Corridor. We know that the Harbor District's trade and transportation infrastructure supports manufacturing and other business activity across Wisconsin and connects to the Great Lakes economy; area-wide planning for the future of this part of Milwaukee will ensure that it can generate economic and environmental value to our community for generations to come.

We ask and support that the Redevelopment Authority of the City of Milwaukee be awarded these important planning funds.

Sincerely

Wyman Winston Executive Director



# School of Architecture & Urban Planning

September 21, 2014

Mr. Dave Misky, Assistant Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re: FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of the Institute for Ecological Design at the School of Architecture and Urban Planning, University of Wisconsin-Milwaukee, I am writing in support of your application for funding to the US Environmental Protection Agency. The application, seeking support of area-wide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District. With vision, it can also help to heal the planet.

As you are well aware, the Greenfield Avenue sub-district that is the subject of the area-wide planning grant is at the center of the Harbor District and represents the greatest concentration of brownfield sites (66 acres). It is located in an important and strategic central part of Milwaukee, surrounded by some of our lowest income neighborhoods and the several brownfield sites are all located along a waterway that is an EPA Area of Concern ("AOC"). Consequently, a focused effort on this sub-District would be the catalyst that may set in motion the revitalization of this important hub to our regional economy and favorably contribute to the ultimate de-listing of the AOC.

For the last three and a half years, the Institute for Ecological Design has led an unprecedented effort to focus the School of Architecture and Urban Planning's attention on the Inner Harbor. This has resulted in over sixty sponsored design studios and other classes involving students from UWM, UW-Madison and the Illinois Institute of Technology. It has resulted in over a dozen Masters of Architecture Thesis Projects. Of this, seven thesis projects and nineteen classes have specifically focused on the Coal

Storage Facility site at the center of the Greenfield Avenue sub-district. This site has enormous transformative potential for the City in providing the spatial platform to realize its goal of becoming a global water research and technology hub. Directly adjacent to this site sits the world-class UWM School of Freshwater Sciences with its new \$54M laboratory addition and an ambitious plan for growth through economically transformative research. With visionary planning, this site has the potential to demonstrate an ecologically progressive model of urban redevelopment that blends water related research and manufacturing with many other urban uses and amenities integrating it back into the fabric of the City and making it far more than the sum of its parts.

The Milwaukee Inner Harbor Project is the precursor to Harbor District Inc. and we share the same passion for promoting ecological and economic rebirth of this critical piece of the City. The Institute for Ecological Design is eager to continue our contribution to this ongoing effort and to continue our mandate as academics to present the global context and promote the most ambitious visions for this land possible. It is not just the fate of theses specific brownfields that hangs on it, but the economic health of the region, the potential for Milwaukee to contribute to providing clean water for the global population and the ecological repair and maintenance of a planet worth living on.

Sincerely,

James Wasley, AIA, LEED-AP

Professor of Architecture

Director, Institute for Ecological Design

Hama Wasley



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux Commissioner rmarco@milwaukee.gov

Martha L. Brown Deputy Commissioner mbrown@milwaukee.gov

September 21, 2014

Mr. Dave Misky Assistant Executive Director-Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re: FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of the City of Milwaukee, I am writing in support of your application for funding to the US Environmental Protection Agency. The application, seeking support of areawide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District.

The Greenfield Avenue sub-district that is the subject of the areawide planning grant, is at the center of the Harbor District and represents the greatest concentration of brownfield sites (66 acres). It is located in an important and strategic central part of Milwaukee, surrounded by some of our lowest income neighborhoods and the several brownfield sites are all located along a waterway that is an EPA Area of Concern ("AOC"). Consequently, a focused effort on this sub-District would be the catalyst that may set in motion the revitalization of this important hub to our regional economy and favorably contribute to the ultimate de-listing of the AOC.

There are few locations located so close to essential transportation corridors in the City of Milwaukee with large tracts of land suitable for modern manufacturing needs. We know that the Harbor District's trade and transportation infrastructure supports manufacturing and other business activity across Wisconsin and connects to the Great Lakes economy; area-wide planning for the future of this part of Milwaukee will ensure that it can generate economic and environmental value to our community for generations to come.

Manufacturing, which is much needed for the local residents and the City economy, is unlikely to occur without the sort of catalytic planning and intervention possible through a planning grant. The U.S. EPA Brownfields Area-wide Planning Grant provides an important opportunity to make set in motion a better outcome for these catalytic sites located in the heart of Milwaukee.

The City of Milwaukee stands prepared to work collaboratively with the Redevelopment Authority of the City of Milwaukee, Sixteenth Street Community Health Clinic and the private-public collaboration of Harbor District, Inc. to implement the Area-Wide Planning



Grant. This can leverage the additional resources that the City of Milwaukee has available to spur this critical revitalization effort.

Please contact me if you have any questions

Sincerely,

Vanessa Koster

City Planning Manager



### Wisconsin Department of Transportation

www.dot.wisconsin.gov

Scott Walker

Mark Gottlieb, P.E. Secretary

Office of the Secretary 4802 Sheboygan Avenue, Room 120B

P O Box 7910

Madison, WI 53707-7910

Telephone: 608-266-1113 FAX: 608-266-9912 E-mail:

sec.exec@dot.wi.gov

September 22, 2014

Mr. Dave Misky, Assistant Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re: FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of the Wisconsin Department of Transportation (WisDOT), I am writing in support of your application for funding to the US Environmental Protection Agency. The application, seeking support of area-wide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District.

The project is located in one of the key strategic areas that the State of Wisconsin has focused on as part of its Transform Milwaukee initiative. The Greenfield Avenue sub-district, that is the subject of the area-wide planning grant, is at the center of the Harbor District and represents the greatest concentration of brownfield sites (66 acres). Consequently, a focused effort on this sub-district will be a catalyst that supports the overall revitalization of this important hub in our regional economy.

WisDOT has invested millions of dollars through the Transform Milwaukee initiative, which includes the Menomonee Valley and the 30<sup>th</sup> Street Industrial Corridor. We are prepared to work collaboratively with the Redevelopment Authority of the City of Milwaukee, Sixteenth Street Community Health Clinic and the private-public collaboration of Harbor District, Inc. as they implement this planning effort. The Wisconsin Department of Transportation will continue our strong partnership to make this effort a success.

Mr. David Misky September 22, 2014 Pg 2

We know that the Harbor District's trade and transportation infrastructure supports manufacturing, other business activity across Wisconsin and connects to the Great Lakes economy. Area-wide planning for the future of this part of Milwaukee will ensure that it can generate economic and environmental value to the state and local community for generations to come.

Graham Callis, WisDOT SE Region Economic Development Planner, can be contacted at (262) 548-5659 with any questions or to provide more information about our role moving forward.

Sincerely

Mike Berg, P.E.

Deputy Secretary



### School of Freshwater Sciences

David E.J. Garman

Great Lakes Research Facility 600 East Greenfield Avenue Milwaukee, WI 53204-2944 414 382-1700 phone 414 382-1705 fax www.freshwater.uwm.edu garmand@uwm.edu

September 22, 2014

Mr. Dave Misky, Assistant Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re: FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of the University of Wisconsin – Milwaukee (UWM) School of Freshwater Sciences, I am writing in support of your application to the US Environmental Protection Agency. We believe funding of an area-wide planning grant for brownfield cleanup and redevelopment focused on the Greenfield Avenue sub-district will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District—the area of the city that our School calls home.

The School of Freshwater Sciences is the only graduate school in North America solely dedicated to freshwater issues and the largest academic research institute with a water focus on the Great Lakes. On September 12 we opened a brand new, \$53 million addition to our research facility located in the heart of the Greenfield Avenue sub-district. In addition to advancing scientific knowledge that will help society to solve the looming water crisis the world faces, we see our new research facility playing a central role in revitalizing this part of Milwaukee that is full of so much untapped potential.

Through the collaborative efforts of industry, academia, non-government agencies, and government, the Milwaukee area is quickly establishing itself as a center of water management best practices and technology on par with any in the world. The region has won numerous awards based on its water expertise, including being named a Global Compact City focused on water by the UN. Based on our current competitive advantage and the predicted market growth, water and the water economy is at the forefront of the state's efforts to create job and promote economic growth. Because the School of Freshwater Sciences and many of our partners in this effort are located in or near the Harbor District, and because the Harbor District is specifically a water-focused district, it is our belief that the Harbor District can and will play a vital role in not only transforming the local economy but also the economy of the entire city and state. That is why the UWM School of Freshwater Sciences strongly supports an Area-Wide Planning Grant focused on the Greenfield Avenue sub-district acting as catalyst. We look forward to working with the City of Milwaukee on this project. Please contact me if you have any questions

Sincerely.

David Garman, Dean

September 22, 2014

Mr. Dave Misky, Assistant Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re: FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of Wisconsin Economic Development Corporation (WEDC), I am writing in support of your application for funding to the US Environmental Protection Agency (EPA). The application, seeking support of area-wide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District.

The project is located within one of the key strategic areas that the State of Wisconsin has focused on as part of its Transform Milwaukee initiative. This area is surrounded by some of our lowest income neighborhoods and is part of an EPA Area of Concern. The Greenfield Avenue sub-district that is the subject of the areawide planning grant, is at the center of the Harbor District and represents the greatest concentration of brownfield sites (66 acres). Consequently, a focused effort on this sub-District would be the catalyst that may set in motion the revitalization of this important hub to our regional economy.

The State of Wisconsin recently invested \$53 Million in the School of Freshwater Sciences, located within the geographic area of the planning grants. WEDC, in cooperation with Transform Milwaukee, is prepared to work collaboratively with the Redevelopment Authority of the City of Milwaukee, Sixteenth Street Community Health Clinic and the private-public collaboration of Harbor District, Inc. to implement the Area-Wide Planning Grant. This can leverage the additional resources that WEDC has already made available to spur this critical revitalization effort.

The U.S. EPA Brownfields Area-wide Planning Grant provides an important opportunity to set in motion a better outcome for these catalytic sites located in the heart of Milwaukee.

Past experience suggests that effective stakeholder engagement, long range and visionary planning and successful project implementation can help transform a community, and that the solutions to one "problem" property can also leverage positive area-wide impacts.



The potential scale of redevelopment in the Harbor District is on par with what our community has seen in the redevelopment of Menomonee Valley and what is unfolding in the 30th Street Industrial Corridor. We know that the Harbor District's trade and transportation infrastructure supports manufacturing and other business activity across Wisconsin and connects to the Great Lakes economy. Area-wide planning for the future of this part of Milwaukee will ensure that it can generate economic and environmental value to our community for generations to come.

We ask that the Redevelopment Authority of the City of Milwaukee be awarded these important planning funds.

Our project representative, Kathryn Berger, can be contacted at 608.210.6822 with any questions or to provide more information about our role moving forward.

With best regards,

(leed & 1-611 Reed E. Hall

Secretary & CEO

cc: Kathryn Berger



At the Global Water Center 247 W Freshwater Way, Suite 5-17, Milwaukee, WI 53204 414-418-5008 | frindforlal enrichigan org

September 12, 2014

Mr. Teig Whaley-Smith
Economic Development Director,
Department of Administrative Services
Milwaukee County
2711 W. Wells St.
Milwaukee, Wisconsin 53208

Mr. Whaley-Smith:

The purpose of this letter is to confirm our financial support for planning efforts to be conducted by the Harbor District, Inc. and the City of Milwaukee with regard to the area surrounding the "Inner Harbor" or "Harbor District" of Milwaukee. We understand that this comprehensive planning effort will include a market study, land use plan, a water resources plan, and an infrastructure assessment (the "Project"). This work is intended to seed future revitalization of the land and water resources that comprise the Harbor District and promote economic development in the area.

Milwaukee County has expressed its support for this effort and has agreed to apply for "an amount up to \$50,000" in funding from the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant (CDIG) Program. These funds are available to local municipalities for use on specific projects that "demonstrate significant, measureable benefits in job opportunities, property values and/or leveraged investment by local and private partners." We believe the Harbor District Project fits that description.

The CDIG requires a local 75% match, which can include other public and private investment into the Project. The purpose of this letter is to confirm that the Fund for Lake Michigan approved a grant in support of the Project activities, and specifically, coordination of water related activities in the Harbor District, including the Water Resources component of the LUWR Plan. The grant was in the amount of \$100,000 and is available to support these activities.

Please do not hesitate to contact me if you require any additional information.

Sincerely,

Vicki Elkin

**Executive Director** 

Vich Stein



Kevin L. Shafer, P.E. Executive Director September 12, 2014

Mr. Tieg Whaley-Smith Economic Development Director Department of Administrative Services Milwaukee County 2711 West Wells Street Milwaukee, WI 53208

Dear Mr. Whaley-Smith:

The purpose of this letter is to confirm our support for planning efforts to be conducted by the Harbor District, Inc. and the City of Milwaukee with regard to the area surrounding the "Inner Harbor" or "Harbor District" of Milwaukee. We understand that this comprehensive planning effort will include a land use plan, a water resources plan, and an infrastructure assessment (the "Project"). This work is intended to seed future revitalization of the land and water resources that comprise the Harbor District and promote economic development in the area.

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The CDIG requires a local 75% match, which can include other public and private investment into the Project. The purpose of this letter is to confirm that if WEDC funds the County's September, 2014 CDIG application, MMSD is committed to provide in-kind support, which will contribute specifically to furthering two purposes: i) stormwater, flooding and water quality management as part of the Water Resources component of the Project; and ii) land utilization and infrastructure needs associated with the operations of the Milwaukee Metropolitan Sewerage District within the Harbor District, in anticipation of our 2050 Facilities Plan.

Please do not hesitate to contact me if you require any additional information.

Sincerely,

Kevin L. Shafer, P.E. Executive Director

Milwaukee Metropolitan Sewerage, District

milwäukee metropolitan sewerage district

260 W. Seeboth Street, Milwaukee, WI 53204-1446

414-225-2088 • email: KShafer(a mmsd.com • www.mmsd.com \*\*



Harbor District, Inc. 207 North Milwaukee Street Milwaukee, WI 53211 Bruce A. Keyes Lilith Fowler

414-319-5704 www.HarborDistrict.org

#### September 21, 2014

Mr. David Misky Assistant Secretary Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee, WI 53202

Re: FY2015 Brownfields Area-Wide Planning Grant

Dear Mr. Misky:

On behalf of the Harbor District, Inc., I am writing in support of your application for funding to the US Environmental Protection Agency (USEPA). The application, seeking support of area-wide planning for brownfield cleanup and redevelopment, will help spur economic development and a revitalized urban environment in Milwaukee's Harbor District.

The Harbor District, Inc. (HDI) represents the private, nonprofit and foundation interests that, in collaboration with RACM, the City and State, are committed to the revitalization of the Harbor District. Our highest priority is on the area identified as the Greenfield Avenue Sub-District, which constitutes the area that is the subject of the Brownfield Area-Wide Plan (BF AWP Area) grant request.

Within the BF AWP Area, the Wagon Works site holds the most promise for an immediate and catalytic transformation that will redefine the interface between manufacturing land use and the waterfront. As a Investing In Manufacturing Community Partnership designee, it is critical that we make every effort to retain manufacturing in close proximity to the densest and lowest income neighborhoods in the State. The AWP Area presents an outstanding opportunity to rethink bicycle and pedestrian access, reuse infrastructure and clean up more than 66 acres of existing brownfields.

HDI will support the BF AWP project by providing in-kind professional staff to achieve both project outputs and project outcomes. Specifically, our professional staff includes Bruce Keyes, a lawyer with expertise in project finance, real estate and remediation, who has worked on the largest brownfield projects in Wisconsin and Illinois over the past 20 years and Lilith Fowler, who led the award winning

revitalization of the industrial Menomonee Valley for several years at the inception of the Valley project.

Our services are funded by a range of community partners, including the Fund for Lake Michigan, The Brico Fund, The Rockwell Automation Foundation, We Energies and the We Energies Foundation and Foley & Lardner, LLP, and include multi-year commitments. This partnership demonstrates a broad base of existing support for the redevelopment of the Harbor District and the wherewithal to help see the project through to tangible outcomes.

We estimate the value of the leverage during the period of AWP activities to be:

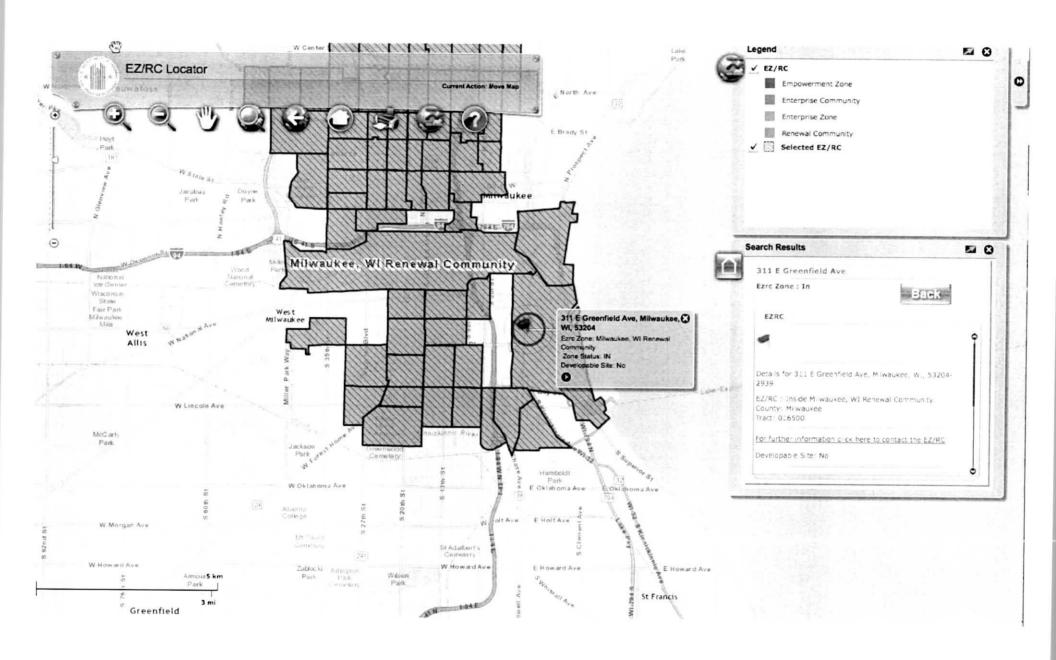
Outputs, in-kind services to AWP outputs during the project period: \$250,000

Outcomes, in-kind services to AWP outcomes ancillary to and following the project period: \$300,000

Please contact me if you have any questions or need additional information

Sincerely,

Bruce A. Keyes Harbor District, Inc.



## Certification of Consistency with the Consolidated Plan

#### U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan. (Type or clearly print the following information:)

Applicant Name:	Redevelopment Authority of the City of Milwaukee (RACM)
Project Name:	Brownfields Area-Wide Planning - Harbor District
Location of the Project:	Project area boundaries are E. National Avenue to the north, S. 1st
	Street to the west, and the Kinnickinnic River to the south and east
Name of the Federal Program to which the applicant is applying:	FY2015 Bownfields Area-Wide Planning Grant
11,	
Name of Certifying Jurisdiction:	Milwaukee, WI Urban Renewal Community
Certifying Official of the Jurisdiction Name:	Dave Misky
Title:	Assistant Executive Director RACM
Title.	0 , , , , , , ,
Signature:	Tod PMhur
Date:	09/18/14

# Designated Areas: Wisconsin Severe Storms, Tornadoes, and Flooding

Wisconsin Severe Storms, Tornadoes, and Flooding

Incident period: July 20, 2010 to July 24, 2010
Major Disaster Declaration declared on August 11, 2010

#### Individual Assistance

(Assistance to individuals and households)

Grant County and Milwaukee County.

#### **Public Assistance**

(Assistance to State, Local, Tribal and Territorial governments and certain private-non-profit organizations for emergency work and the repair or replacement of disaster-damaged facilities)

#### PA

Calumet County, Grant County and Milwaukee County.

#### PA-A

Calumet County, Grant County and Milwaukee County.

#### PA-B

Calumet County, Grant County and Milwaukee County.

#### PA-C

Calumet County, Grant County and Milwaukee County.

#### PA-D

Calumet County, Grant County and Milwaukee County.

#### PA-E

Calumet County, Grant County and Milwaukee County.

#### PA-F

Calumet County, Grant County and Milwaukee County.

#### PA-G

Calumet County, Grant County and Milwaukee County.

#### **Hazard Mitigation Grant Program**

All jurisdictions in Wisconsin are eligible to apply for assistance under the Hazard Mitigation Grant Program.



#### UNITED STATES DEPARTMENT OF COMMERCE The Assistant Secretary for Economic Development Washington, D.C. 20230

. 2 GH 7 DEVELOATEU ( 2016 - 1826 - 1881) : 48 Marcoux Brown Misky Fleming Burton Rota

June 23, 2014

Rocky Marcoux Commissioner Redevelopment Authority of the City of Milwaukee 809 N. Broadway Milwaukee WI 53202

Dear Mr. Marcoux:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Roy K I Williams

Assistant Secretary of Commerce for Economic Development



# Investing in Manufacturing Community Partnerships Designated Communities

#### Advance Michigan IMCP

Wayne County Economic Development Growth Engine Bryce Kelley, bkelley@waynecounty.com

Advance Michigan seeks to position its 13-county region at the forefront of the automotive and digital technologies behind connected cars and infrastructure technologies. In partnership with regional education stakeholders, Advance Michigan plans to make significant investments in workforce development programs – including retraining of incumbent workers – alongside focuses on supply chain development, infrastructure, and automotive research and development.

#### Advanced Manufacturing Partnership for Southern California

University of Southern California Center for Economic Development Leonard Mitchell, <u>mitchell@usc.edu</u>

AMP SoCal is a consortium focused on transforming the aerospace and defense sectors, with a focus on advanced manufacturing technologies. The partnership plans to develop a range of programs, including a standards-based Additive Manufacturing Technician certificate program in partnership with regional education partners, a "University Guides Network Program" to provide a single point of contact between employers and institutions of higher education, and a digital one-stop for augmenting the ability of small manufacturers to collaborate in the design of new components.

#### Chicago Metro Metal Cluster

Cook County Bureau of Economic Development Elaine Romas, elaine.romas@cookcountyil.org

The Chicago Metro Metal Cluster seeks to build upon the reputation of the Chicago metro region as a leader in class for metal manufacturing – a \$30 billion sector spanning 3,700 firms and 100,000 workers in the region. Through targeted, strategically-driven commitments across six pillars of integrated investment, the Chicago Metro Metal Cluster plans significant outlays in supply chain, infrastructure, and workforce development partnerships across the region.

#### DRIVE for the Future IMCP

University of Tennessee Institute for Public Service Charles E. Shoopman, Jr., <a href="mailto:chuck.shoopman@tennessee.edu">chuck.shoopman@tennessee.edu</a>

The DRIVE initiative seeks to build upon the Tennessee Valley's pre-existing sector leadership in automotive industry employment through strategic promotion of advanced automotive technology development and commercialization. DRIVE plans to deepen regional competencies in automotive technologies through partnerships with high-impact employers, and with the goal of enhancing workforce capacity and expanding the capabilities and access of SMEs in the automotive technologies sector.

#### **Greater Portland Food Production Cluster**

Greater Portland Council of Governments Neal W. Allen, nallen@gpcog.org

The Portland region accounts for 31% of food production across the entire state of Maine, and features a vibrant ecosystem of SMEs engaged in some stage of food production. The Greater Portland Food Production Cluster aims to bolster skills programs in industrial engineering, food science, and food preparation, alongside working to minimize supply chain waste and promote low-impact hydroponic and greenhouse methods of food production.

#### Greater Rochester / Fingers Lakes Region

City of Rochester Delmonize Smith, <u>dsmith@cityofrochester.gov</u>

The Greater Rochester region aims to build upon its historic strength in the precision machining, optics, photonics, and imaging sectors through catalytic workforce development projects. With the intention of building cross-industry capabilities and strengthened supply chain networks, the consortium aims to decrease the time of technology transfer and creating a skills pipeline for indemand jobs.

# Northwest Georgia Center for Sustainable Floor Covering Innovation and Advanced Workforce Readiness (S-FLOR)

Northwest Georgia Regional Commission Lloyd Frasier, <u>Ifrasier@nwgrc.org</u>

Long a national leader in the floor covering industry, the S-FLOR consortium seeks to build upon preexisting strengths in the sector by investing in a shortened supply chain and preparing tomorrow's workers by patching critical shortfalls in the existing secondary and technical post-secondary educational network. Leveraging innovation centers housed at Georgia Tech, the S-FLOR consortium will seek to provide cutting edge materials research and other technologies for commercialization to SMEs in the region.

#### The Milwaukee 7 Manufacturing Community

Redevelopment Authority of the City of Milwaukee Rocky Marcoux, <u>rocky.marcoux@milwaukee.gov</u>

The Milwaukee 7 consortium seeks to strengthen Milwaukee's positioning as an attractive city for relocation of manufacturing enterprises, particularly in the areas of energy, water, and food production technologies. The Milwaukee 7 empowers academic-industry partnerships in key areas of need, and features a regional workforce alliance designed to engage employers and technical colleges in supporting curriculum developments for employer needs.

#### Southwest Alabama IMCP

University of South Alabama

Lynne Chronister, <a href="mailto:left-nc-alabama.edu">left-nc-alabama.edu</a>

The Southwest Alabama IMCP aims to leverage historical strength in the shipbuilding sector into future leadership in aviation manufacturing, with an emphasis on adapting existing workforce development programs and employer liaisons into viable partnership to drive employment growth in aviation. The opening of new aviation factories in the region promises to catalyze these investments and support exports in the region, while additional apprenticeship and pathways programs in shipbuilding will help support the region's traditional proficiencies in shipbuilding.

#### Southwestern Ohio Aerospace Region

City of Cincinnati
Sam Stephens, <u>samuel.stephens@cincinnati-oh.gov</u>

Southwestern Ohio has a significant position of leadership in the manufacturing of aerospace parts and engines globally. The Southwestern Ohio Aerospace Region (SOAR) plans to build upon these regional strengths, principally through supply chain development, a vastly expanded suite of workforce initiatives, and strategic identification of "shovel-ready" manufacturing sites for development.

#### Tactical Investment in Advanced Manufacturing Capabilities

Wichita State University

Dr. John S. Tomblin, john.tomblin@wichita.edu

South Kansas numbers among the most manufacturing-specialized regions in the United States, with a disproportionately high percentage of employment there contingent on the manufacturing sector. The South Kansas Manufacturing Community seeks to make aerospace manufacturing an anchor for a diversified sector, with investments in manufacturing research centers, supply chain integration investments, and up-skilling projects targeting the regional workforce.

#### Washington Aerospace Manufacturing Community

Puget Sound Regional Council Sarah Lee, <u>slee@psrc.org</u>

Utilizing the regions close proximity to major centers in aerospace manufacturing and design, the Puget Sound Regional Council seeks to strengthen workforce development assets, invest in strategic research partnerships with local universities and colleges, and bolster the capacity of suppliers to provide to an increasingly high-demand and integrated aerospace manufacturing sector in the region.

#### V. C. OTHER FACTORS

#### **APPENDIX 2 – OTHER FACTORS CHECKLIST**

Name of Applicant:

Redevelopment Authority of the City of Milwaukee

Please identify with an X any of the items below which may apply to your BF AWP project area as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable. If this information is not clearly discussed in your narrative proposal or in any of the required attachments, it will not be considered in the grant selection process.

Y	Other Factor	Page #
X	BF AWP project is in an urban area, where the population of the overall community is 100,000 or more	2
	BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area	
	BF AWP project is in a micro community with population of 10,000	
	Applicant is or is applying on behalf of, a federally recognized Indian Tribe or an entity from a United States Territory	
X	Applicant will serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation	2
X	Applicant's catalyst, high priority Brownfield site(s) is (are) tied to recent (2008 or later) natural disaster(s) within the BF AWP project area.	8
	Applicant's catalyst, high priority Brownfield site(s) is (are) tied to a recent (2008 or later) manufacturing industry plant closure within the BF AWP project area.	
X	Applicant's catalyst, high priority Brownfield site(s) is (are) tied to a recently (2008 or later) closed or closing power plant within the BF AWP project area.	4
	Applicant's catalyst, high priority Brownfield site(s) are tied to a recent (2008 or later) significant economic disruption, <u>unrelated</u> to a natural disaster, manufacturing industry plant closure or closing/closed power plant, within the BF AWP project area.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the BF AWP project area.	
	Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	

Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicant must attach documentation which demonstrates either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor.

OMB Number: 4040-0004 Expiration Date: 8/31/2016

Application for Federal Assistance SF-424										
* 1. Type of Submission:  Preapplication  Application  Changed/Corrected Application	New Continuation • Other (Sp	n, select appropriate letter(s):								
* 3. Date Received: 4. Applicant Identifier:										
5a Federal Entity Identifier:	5b. Fed	eral Award Identifier.								
State Use Only:	•									
6. Date Received by State:	7 State Application Identifier:									
8. APPLICANT INFORMATION	N:									
*a Legal Name Redevelo	pment Authority of the City of Milw	aukee								
* b. Employer/Taxpayer Identifit 391186734		anizational DUNS: 47120000								
d. Address:										
* Street1: 809 No Street2  * City Milwau County/Parish:  * State Province  * Country	W	I: Wisconsin								
* Zip / Postal Code 53202-										
e. Organizational Unit:										
Department Name:	Division									
	ation of person to be contacted on matters invo	olving this application:								
Prefix: Mr.  Middle Name  * Last Name Misky  Suffix	* First Name: Dav	е								
Title: Assistant Execut:	ve Director of RACM									
Organizational Affiliation:										
* Telephone Number: 414-2	86-8682	Fax Number:								
*Email: dmisky@milwauke	e.gov									

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	•
C: City or Township Government	
Type of Applicant 2 Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	
• Other (specify):	
* 10. Name of Federal Agency:	
U.S. Environmental Protection Agency	
11. Catalog of Federal Domestic Assistance Number:	
66.814	
CFDA Title	
FY2015 Brownfields Area-Wide Planning Grant	
* 12. Funding Opportunity Number:	
EPA-OSWER-OBLR-14-06	
* Title:	
FY2015 Brownfields Area-Wide Planning Grant	
13. Competition Identification Number:	
Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
Add Attachment Delete Attachment View Attach	ment
* 15. Descriptive Title of Applicant's Project:	
Milwaukee Harbor District - East Greenfield Avenue/Wagon Works Brownfields Sites	
Attach supporting documents as specified in agency instructions.	
Add Attachments Delete Attachments View Attachments	

Application	for Federal Assistan	e SF-424		
16. Congression	onal Districts Of:			
* a Applicant	W I - 0 0 4		* b. Program/Project WI-00	4
Attach an addition	onal list of Program/Project	ongressional Districts if needed.		
		Add Attachmer	nt Delete Attachment Vie	w Attachment
17. Proposed F	Project:			
* a. Start Date:	05/01/2015		* b. End Date: 04/30	0/2017
18. Estimated I	Funding (\$):			
* a. Federal		200,000.00		
* b. Applicant		0.00		
* c. State		0.00		
* d. Local		0.00		
*e Other		0.00		
* f. Program Inc	ome	0.00		
*g TOTAL		200,000.00		
b. Program	is subject to E.O. 12372 is not covered by E.O. 13		te for review.	
		Federal Debt? (If "Yes," provide ex	(planation in attachment.)	
Yes	⊠ No			
If "Yes", provid	e explanation and attach			NAME OF THE OWNER, WHEN THE OW
		Add Attachmen	t Delete Attachment View	w Attachment
herein are true comply with an subject me to c	e, complete and accurat by resulting terms if I acc criminal, civil, or adminis rtifications and assurances	to the best of my knowledge. I apt an award. I am aware that any fa ative penalties. (U.S. Code, Title 21	the list of certifications** and (2) telso provide the required assurantise, fictitious, or fraudulent statemes 8, Section 1001)	ces** and agree to ents or claims may
Authorized Rep				
L	Mr.	* First Name: Dave		
Middle Name:	207 1 M			
	lisky	1		
Suffix				
* Title As:	sistant Executive D	rector of RACM		
* Telephone Nun	nber: 414-286-8682		Fax Number:	
* Email: dmisk	y@milwaukee.gov			
* Signature of Au	thorized Representative	End selle	in	Date Signed: 9/22/14

T

OMB Number: 4040-0006 Expiration Date: 06/30/2014

#### SECTION A - BUDGET SUMMARY

	Grant Program Function or Activity	Catalog of Federal Domestic Assistance	ce Listifiated choolingated runus New or Revis			New or Revised Budget	V-971		
	(a)	Number (b)	Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total		
1.	Brownfields Area- Wide Planning Grant	66.814	\$	\$	\$ 200,000.00		(g) \$ 200,000.00		
2.									
3.									
4.									
5.	Totals	1965	\$	\$	\$ 200,000.00	\$ .	\$ 200,000.00		

#### **SECTION B - BUDGET CATEGORIES**

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY						Total			
	(1)		(2	2)	(3	)	(4	)		(5)
		Brownfields Area-								
		Wide Planning Grant								
					ll.				ļ	
					]					
	\$	20,690.00							_	20 505 50
a. Personnel	3	20,630.00	3		\$		\$		\$	20,690.00
b. Fringe Benefits		9,310.00								9,310.00
c. Travel		10,500.00							[	10,500.00
d. Equipment									I	
e. Supplies	+	13,000.00			t		H		1	13,000.00
c. oupplies	+		-		1		L		ľ	1 2000 1 2000
f. Contractual		101,500.00								101,500.00
g. Construction									[	
h. Other		45,000.00								45,000.00
i. Total Direct Charges (sum of 6a-6h)	T	200,000.00			1				\$	200,000.00
	+				1		-		- L	
j. Indirect Charges									\$	
k. TOTALS (sum of 6i and 6j)	\$	200,000.00	\$		\$		\$		\$	200,000.00
					_		_			
7 D	\$		\$		\$		\$		\$	
7. Program Income	*		*		•		3		9	

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		SECTION	I C	- NON-FEDERAL RESC	UF	RCES					
(a) Grant Program			(b) Applicant (c) State			(d) Other Sources		(e)TOTALS			
8. Brownfie	elds Area-Wide Planning Grant		\$		\$		\$		\$		
9.											
10.											
11.											
12. TOTAL (	sum of lines 8-11)		\$		\$		\$		s		
		SECTION	D	- FORECASTED CASH	NE	EDS	11		• _		
		Total for 1st Year		1st Quarter	Π	2nd Quarter		3rd Quarter		4th Quarter	
13. Federal		\$ 129,819.00	\$	20,235.00	\$	25,709.00	\$	41,937.00	\$	41,938.00	
14. Non-Fed	eral	\$							Г		
15. TOTAL (	sum of lines 13 and 14)	\$ 129,819.00	\$	20,235.00	\$[	25,709.00	\$	41,937.00	\$	41,938.00	
		DGET ESTIMATES OF FE	DE	RAL FUNDS NEEDED	FO	R BALANCE OF THE	PR	OJECT			
	(a) Grant Program		L		FUTURE FUNDING PERIODS (YEARS)						
D			1	(b)First		(c) Second	-	(d) Third		(e) Fourth	
16. Brownfie	lds Area-Wide Planning Grant		\$	70,180.00	\$		\$		\$		
17.											
18.											
19.											
20. TOTAL (sum of lines 16 - 19)			\$	70,180.00	\$		\$		\$		
SECTION F - OTHER BUDGET INFORMATION											
21. Direct Ch	narges:			22. Indirect C	Cha	rges:					
23. Remarks:	3. Remarks:										